



# Condition Assessment Report

Portsmouth Civic Center Complex



April 29, 2019

CN# 8305



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## Table of Contents

Project Description .....	1
Executive Summary .....	1
Police Headquarters .....	3
Plaza Level .....	5
Judicial Building A .....	7
Judicial Building B .....	9
Jail .....	11
Magistrate .....	14
Garage .....	16
APPENDICES .....	19

APPENDIX A – TABLE OF CONTENTS, PHOTOGRAPHS

APPENDIX B – CONCEPT COST ESTIMATE



## Project Description

The City of Portsmouth has tasked Clark Nexsen with performing a partial condition assessment of the City's "OLD" Civic Center. Our scope is limited to Building Structure, Shell (exterior envelope and roof), and Life Safety functions (ingress/egress) of the facilities, as we understand the City of Portsmouth is contracting with other local design professionals and hazardous materials testing firms for the remainder of the facility assessment. The intent of this document is to document the existing conditions at each facility, specifically, items requiring maintenance, repair or replacement. This will be used to assess funding requirements for repairs at these facilities and to guide in future decision making.

The initial step in these assessments required gathering data of the existing conditions. This effort was limited to visual examinations at each of the facilities by licensed professionals over two (2) separate site visits, on February 25th and March 7th, 2019. Observations and input from Department of Public Works, Sheriff and Police staff members familiar with the each of the facilities being assessed was also included in this assessment.

After initial data gathering, our team evaluated each component to: (1) identify issues or repairs needed, (2) develop recommended repairs, and (3) estimate construction costs for recommended repairs.

Finally, the information was compiled to summarize each evaluation and to provide a concise funding document for reference.

**Limitations:** These evaluations and costs were prepared based on limited information. The assumptions and recommendations in this report are based on the professional experience of the authors. This report is offered in good faith, with the understanding that Clark Nexsen assumes no responsibility for concealed defects, the accuracy of any budgetary costs, or the use of the report in any manner other than that intended by the author. A licensed architect or engineer specializing in the work being performed should be engaged prior to performing any of the work discussed herein.

## Executive Summary

Built between 1966 and 1970 as part of an urban renewal strategy, the Portsmouth Civic Center Complex is nearly 50 years old and at the end of its design life span. Although improvements and upgrades have been implemented over the past 49 years, the structures and their systems have either already failed or are in the process of failing and require an increasing amount of maintenance or replacement to keep them in an acceptable operating condition. In 2012, the Civic Center's Judicial functions – including courts, offices for the Commonwealth's Attorney, the Sheriff's Office and court services – relocated the Civic Center to the new Portsmouth Judicial Center at 1345 Court Street. The space vacated by these functions was partially renovated to support other City services such as Portsmouth Police Department property and evidence, uniformed patrol offices the Magistrates offices and City File storage.

The Portsmouth City Jail sits in the center of the complex and is an aged facility for which the Sheriff's Office achieved an overall compliance rating of 100% from the Virginia Department of Corrections in 2016. However, continuing compliance will likely become more difficult in the future due to the continued aging of the facilities and its systems. Building systems technology has advanced significantly during the jail's life span and existing systems have been repaired and/or replaced in order to be as efficient as possible within the limitations of the building's structure and construction type. Those systems will soon reach the end of their useful life expectancy as well.

**Immediate Repair Needs:**

Water infiltration is the primary factor deteriorating the former Portsmouth Civic Center. Uncontrolled ground and rain water is actively eroding the entire facilities concrete structure, steel roof structures and masonry wall systems. Until the flow of water is stopped the entire facility will continue to degrade and therefore should be the initial phase of any renovation project planned for the complex.

Concrete:	\$1,751,009.00
<u>Moisture &amp; Thermal Protection:</u>	<u>\$2,615,475.00</u>
Subtotal:	\$4,366,484.00

Note: The concrete repair estimate is based on a visual survey only and may be subject to change based on unforeseen conditions.

**Remaining Continued Use of Building Repair & Replacement Needs:**

All other repairs and replacements identified in this report should be undertaken immediately following the entire facility being waterproofed and mechanical systems made operational (as identified in another design firms report). Without mechanical dehumidification the rampant water infiltration will continue to grade the entire facility.

<u>Subtotal remaining repair budget:</u>	<u>\$36,425,858.00</u>
Total:	\$40,792,342.00

Given the City Jail is the only part of the complex which is being used as originally designed / constructed coupled with the fact the Courts and Police Headquarters have been moved to other facilities. We recommend the City strongly consider their options before spending nearly \$41-million dollars to partially renovate a purpose-built municipal facility which is largely vacant and no longer being used to support the municipal functions for which it was originally designed.

## Police Headquarters

711 Crawford Street (referred to as former Police Headquarters, Traffic Court, Civil Court and General District Courts)

Built: 1966-1970



### Architectural:

The former Police Headquarters, Traffic Court, Civil Court and General District courts is only partially occupied. The basement level is fully occupied and houses Police Operations, Evidence Storage, Sheriff's Department Administrative functions. The first floor or plaza level is approximately fifty percent occupied and supports the Police records and Operations Support Units as well as administrative office spaces. The second floor is currently not being used.

It is apparent that the roof, exterior walls and windows leak badly. See photos HQ-1 through HQ-14. Although it may not be obvious, the center area ceiling in some areas has fallen or sunken approximately 6" below the adjacent ceiling areas. See photo HQ-8. Water leaks in the basement area Police Evidence storage spaces show significant flooding over an extended length of time. See photos HQ-11, HQ-12, HQ-13 & HQ-14. Some of the exterior wall and window leaks can be attributed to the apparent use of non-water proof construction to fill a former window opening after a residential window style air conditioner was installed. See photo HQ-15.

In the basement level Police Evidence storage areas there is significant visual evidence of rodent and insect infestation. In many cases illegal drug evidence which has been opened and partially eaten by rodents. See photos HQ-11 & HQ-16. Insect infestation is visible throughout the building. See photo HQ-17.

The publicly accessible elevator servicing the building is not in working order. See photo HQ-18.

Recommended actions:

- Replace and replace all existing roofing and flashing.
- Remove residential window mounted air-conditioning unit. Provide a commercial equivalent which does not have to be window mounted. Remove plywood closure. Replace all windows with thermally broken window systems and energy efficient glazing.
- Provide code compliant vapor and thermal barrier systems at all exterior surfaces.
- Demolish all existing water damaged interior partitions/ finishes and replace with new to suit current use.
- Inspect all exterior precast concrete elements and replace damaged sections and/or attachments.
- Replace previously removed precast concrete elements to match existing.
- Renovate existing elevator systems.

Fire Protection:

The former Police Headquarters, Traffic Court, Civil Court and General District courts building is partially sprinklered, with the only sprinklers located at the basement level. This sprinkler piping appeared to be supplied from one of the garage dry pipe sprinkler systems, both of which are currently tagged "out of service." See photos G-17 and G-18.

No fire alarm initiating devices (manual pull stations, smoke detectors, etc.) were observed, but there are a minimum number of fire alarm notification devices. The few notification devices that are present are insufficient to satisfy current requirements of NFPA 72 or the Americans with Disabilities Act.

Recommended actions:

- Extend sprinkler protection throughout the first and second floors
- Restore sprinkler protection in the basement to service
- Provide a new fire alarm system throughout the building, including notification devices in all public (restrooms, lobbies, waiting areas, etc.) and common use spaces (defined as any space routinely used by more than two employees).

## Plaza Level

711 Crawford Street  
Built: 1966-1970



### Architectural:

The Plaza Level consists of a two-city block open pedestrian plaza which is accessed by several monumental stairs and a single accessible ramp. Construction generally consists of precast concrete wall and walkway panels and precast concrete planter boxes along the perimeter of the plaza.

All construction appears to be original to the complex with only minor maintenance consisting primarily of sealant at joints between the precast concrete panels. This sealant appears to have exceeded its useful life span and is failing. See photo PL-1

Based on evidence of significant water leaks at the Basement Level of the complex it appears the original waterproofing under the perimeter precast concrete walls and walkway panels have failed and, in some areas, precast panel steel anchors have become exposed and are rusting which has allowed precast concrete elements to loosen and, in several locations, fall off the building. See photos, PL-2, PL-3, PL-4, PL-5, PL-6 & PL-7

The plaza level drainage system is not functioning properly. This is evident by the fact it had not rained in several days prior to our field investigation and standing water was visible in several locations. This is undoubtably contributing to the basement level leaks. See photos PL-8 & PL-9.

As previously noted, the perimeter of the plaza level is lined with precast concrete planter boxes. These planter boxes have a water proofing membrane and internal drains. A few contain soil and plantings but most are empty, except for trash and the water proofing membrane is exposed and obviously failing. One of the planter boxes is filled with water. See photos PL-10 & PL-11.

Recommended actions:

- Remove all precast concrete pediment wall and paver panels. Remove and replace all existing waterproofing. Provide new precast concrete pediment wall and paver panels to match existing.
- Remove and replace all water proofing in planters.
- Repair and/or replace existing plaza level and planter drainage piping as required to provide proper operation.

Fire Protection:

Fire department connections for the building sprinkler and standpipe systems are located on the face of the plaza podium along Crawford and Water Streets. Several of the inlet connections are missing caps, which can allow dirt, debris and trash to get into the system, whether accidentally or maliciously.

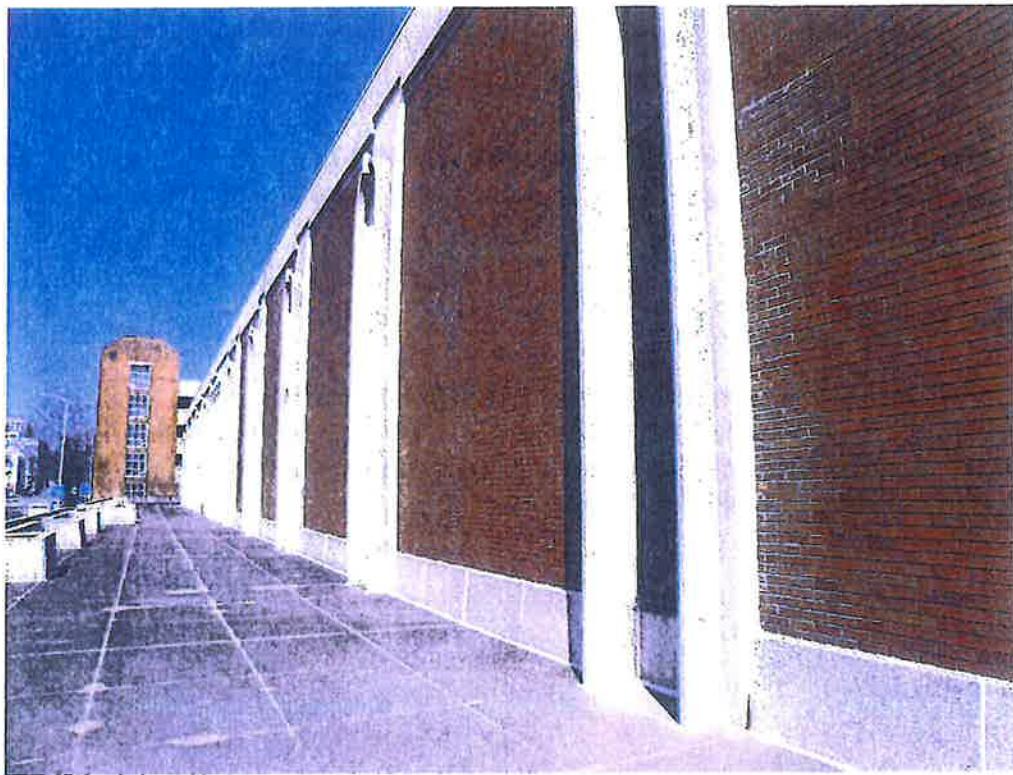
Recommended actions:

- Inspect the inside of the inlet connections and remove any visible debris.
- Replace any missing caps. As metal caps are sometimes stolen, consider the use of plastic "breakaway" type covers to reduce any incentive to steal them (subject to fire department concurrence).

## **Judicial Building A**

601 Crawford Street (referred to as Circuit Courts Building)

Built: 1966-1970



### Architectural:

While on site to conduct our field investigation, Clark Nexsen staff met with the Director of Public Works to coordinate access to the former Circuit Courts Building (Judicial Building A). The Director of Public Works advised that due to bio-hazard safety concerns access to the building would not be permitted and that the building had not been occupied for several years and the building was not safe.

In lieu of visual inspections to the access constraints, we were told by our Portsmouth Police Department escort that he had seen a significant crack in the exterior wall of the building which extended from the roof to the plaza level. The opening was wide enough to allow daylight to enter the building. He also commented that the second floor in the central lobby area had settled several inches downward, due to what he termed as a structural failure.

### Recommended actions:

- Remove and replace all existing roofing and flashing.
- Provide code compliant vapor and thermal barrier systems at all exterior surfaces.
- Demolish all existing interior partitions/ finishes and replace with new to suit current use.
- Inspect all exterior precast concrete elements and replace damaged sections and/or attachments.
- Replace previously removed precast concrete elements to match existing.

- Determine nature and extent of all structural failures and make appropriate repairs.
- Renovate existing elevator systems to like new condition.

Fire Protection:

Based upon a review of the as-built drawings for the complex and conditions in other buildings, it is unlikely that this building is un-sprinklered.

Unless a new fire alarm system has been provided in the last twenty years or so, it is unlikely that any fire alarm system would meet current notification requirements of NFPA 72 or the Americans with Disabilities Act.

Recommended actions:

- Provide a new wet pipe sprinkler system throughout the building.
- Provide a new fire alarm system throughout the building, including notification devices in all public (restrooms, lobbies, waiting areas, etc.) and common use spaces (defined as any space routinely used by more than two employees).

## **Judicial Building B**

606 Water Street (referred to as Police Department Property & Evidence and City File Storage)

Built: 1966-1970



### Architectural:

The Police Department Property and Evidence Storage and City File Storage areas are in good condition given the fact both areas were renovated during the past few years. Although the building was not designed for storage, the Police Department has optimized the use of the space. See photo JB-1.

The second floor of the building has been completely gutted back to the structure and the space is being used as City File Storage. See photo JB-2. When the demolition took place apparently piping was removed that penetrated a fire rated masonry wall surrounding one of the two exit stairs. This remaining opening has voided the fire separation. See photo JB-3.

### Recommended Actions:

- Replace and replace all existing roofing and flashing.
- Provide code compliant vapor barrier and thermal barrier systems at all exterior surfaces.
- Inspect all exterior precast concrete elements and replace damaged sections and/or attachments. Replace previously removed precast concrete elements to match existing.
- Repair all fire rated construction.
- Renovate existing elevators to like new condition.

Fire Protection:

The Police Department Property and Evidence Storage and City File Storage areas are not sprinklered.

Some new fire alarm notification devices were noted, but the coverage does not appear to fully meet the requirements of NFPA 72 or the Americans with Disabilities Act. See photo JB-4.

Recommended actions:

- Extend sprinkler protection throughout the building,
- Provide a new fire alarm system throughout the building, including notification devices in all public (restrooms, lobbies, waiting areas, etc.) and common use spaces (defined as any space routinely used by more than two employees).

**Jail**

701 Crawford Street (Jail tower, plaza level administrative spaces and basement level Jail facilities)

Built: 1966-1970

**Architectural:**

The Portsmouth City Jail is made up of an eight-story inmate housing tower with inmate intake, and administrative spaces in the basement level. The original design of the jail's plaza level consisted of a small public jail entrance and visiting area, elevator and two stairways. At some point likely during the 1980's an administrative addition was added at the plaza level to fill in the space between the Jails two stair towers.

The exterior brick and precast concrete elements jail appear to be in good and serviceable condition but after further investigation appears to be holding a significant amount of water. Although, it was well above freezing during our field investigation a large ice formation had grown down from the Jail tower. See photo J-1. Excessive water under the brick is also evident by extensive efflorescence on the east side of the building. See photo J-2. Extensive finish discoloration and water stains are also visible on several of the plaza level soffits. See photos J-3 & J-4.

On the roof there appears to be a relatively new white membrane roof. The details used to seal the mechanical equipment curbs are no longer water tight. See photo J-5. The original design included a pair of mechanical equipment screens and their removal has left openings in the brick which are not water tight. See photo J-6. The roof access door and frame are significantly rusted to the point they are rusted shut and can not be easily opened. See photo J-7.

The heavy steel correctional windows are not thermally broken and have single pane glass which is not energy efficient. Their location behind precast concrete screen walls have made maintenance difficult and their painted finish shows signs of significant deterioration. See photo J-8.

The inmate housing areas appear to be serviceable and well maintained. See photos J-9 & J-10.

It would appear fire stopping between floors and adjacent spaces is missing in numerous locations. See photos J-11 & J-12.

On the basement level of the Jail there continues to be significant evidence of water leaks which are active and causing significant damage to the building's structure. See photo J-13. Photos J-14 & J-15 should be reviewed together as J-14 shows a significantly active water leak from the Plaza Level above and how the concrete slabs reinforcing has rusted, swollen and has fractured the concrete. In Photo J-15 mineral deposits from the leak above are forming stalagmites on the floor surface below.

In several basement areas the floor slabs are showing signs of significant deterioration, most likely from standing water from an adjacent floor drain. See photo J-16.

**Recommended Actions:**

- Remove and replace all existing roofing and flashing.
- Investigate water within the exterior masonry cavity and replace existing flashing and waterproofing as required.
- Replace existing plaster soffits under inmate tower to match existing.
- Replace existing storefront system at plaza level with a thermally broken system with energy efficient glazing.
- Provide waterproof closure at former mechanical screen system on roof.
- Repair existing cooling tower support frame and repaint.
- Repair all fire rated construction.
- Repair and/or replace as required all existing reinforced masonry concrete construction damaged by water.
- Inspect all exterior precast concrete elements and replace damaged sections and/or attachments. Replace previously removed precast concrete elements to match existing.
- Repair and repaint all existing steel correctional windows. Replace existing glazing with a suitable energy efficient system.

Fire Protection:

Except for a small area at the basement level, the jail is un-sprinklered. See photo J-17 for this area of the building.

Fire standpipes are in the north and south stairwells of the jail. Fire hose valves are located inside the stairwells at each main landing, and there are also fire hose cabinets located outside of the stairwells at floors 2-8. According to the as-built drawings, supply piping to these stairwells is run below the garage parking level from the mechanical equipment room to the two stairwells.

The fire alarm control panel appears to be relatively new. See photo J-18 for the fire alarm control panel. Fire alarm notification does not appear to fully meet the requirements of NFPA 72 or the Americans with Disabilities Act for notification in public and common use areas.

Recommended actions:

- Extend sprinkler protection throughout the jail. It appears that the fire standpipes are "wet," so depending on the capacity and boost of the fire pump it may be possible to supply sprinklers from one of the existing standpipes.
- Current codes do not allow fire service piping to be run below buildings unless special provisions are taken. Therefore, we recommend that new supply piping be provided above the parking level slab to supply the standpipes. If any of this piping is run through unconditioned space, provide heat tracing for the exposed piping.
- Extend fire alarm notification to public and common use areas as necessary to meet current NFPA 72 and Americans with Disabilities Act requirements.

**Magistrate**

711 Crawford Street (an addition between Judicial Buildings "A" and "B" originally designed as security screening areas and additional courtrooms)

Built: 2003

**Architectural:**

The Magistrate Area is an addition located at the Plaza Level between the Judicial Building A and B. The general condition of this area is extremely good given its relative age compared to the remainder of the Civic Center Complex.

There is evidence of roof leaks where the addition abuts the two existing Judicial buildings. See photo M-1.

**Recommended Actions:**

- Repair and/or replace existing roof flashing where addition ties into the pre-existing Judicial buildings.
- Replace all water damaged interior finishes.

Fire Protection:

The Magistrate Area is not sprinklered.

No fire alarm system or notification was apparent.

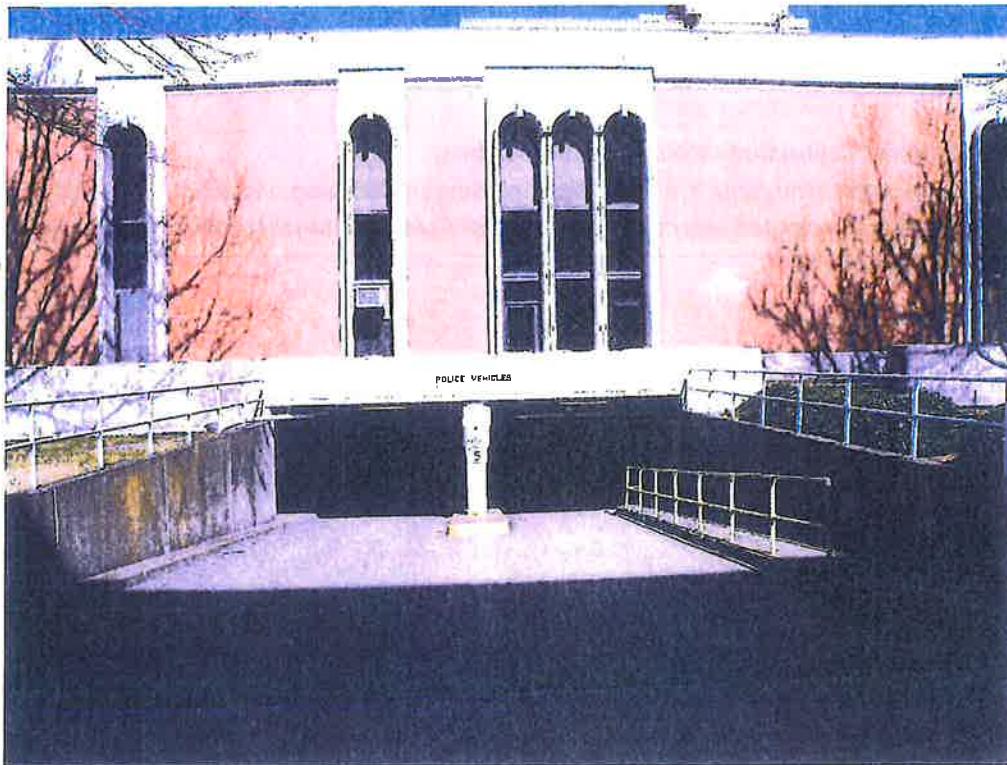
Recommended actions:

- Extend sprinkler protection throughout the building,
- Extend fire alarm throughout the building, including notification devices in all public (restrooms, lobbies, waiting areas, etc.) and common use spaces (defined as any space routinely used by more than two employees).

**Garage**

referred to at Police Basement & Courts Basement

Built: 1966-1970

**Architectural:**

Since the basement level covers the full two city block area of the civic center complex the following narrative will be broken up into two parts. These parts are the Police Basement, which is the southwest side of the basement level, and the Courts Basement, which comprises the remainder of the civic center basement level.

**Police Basement:**

Due in part to the 24-hour per day, 7-day a week operation of the Portsmouth Police Department, the Police basement parking area floor is subjected to significant wear from Police and Sheriff department vehicle traffic loading on the basement floor pavement. Some of the concrete slabs have been repaired. See photo G-1. As these concrete slabs continue to wear, concrete debris covers the floor slabs and this debris has filled and clogged the floor drains to the point they no longer function. See photo G-2.

As previously referenced, water leaks from the Plaza Level have significantly deteriorated the concrete structure of the poured in place concrete Plaza Level floor and Basement Level overhead structure. See photos G-3 & G-4. As previously noted, it had not rained for several days prior to our site investigation but running and standing water was visible. In one area water was leaking onto and standing around a large electrical transformer. See photos B-5 & B-6. This ongoing and deteriorating condition is evident by the

stacking of sandbags around critical police department access doors leading from the Police Basement parking garage into critical Police operational areas. See photo B-7.

Courts Basement:

Many of the issues noted in the Police Basement are also evident in the Courts Basement. Long term uncontrolled running and standing water also threatens critical city infrastructure. See photos G-8, G-9 & G-10.

It was noted that the only in-service elevator from the Courts Basement up to Police Evidence Storage had recently failed an elevator inspection, however, the elevator was still in operation and parts had been ordered. See photo G-11.

Further examples of long-term uncontrolled water leaks are evident by plastic sheets shedding water from the Civic Center's main telecommunication room equipment. See photo G-12.

While touring the Police Department's former dispatch center and civil defense shelter, escorts from the Portsmouth Police department indicated that access was not permitted to the former Police Dispatch room because it had been condemned and sealed due to a rampant and out of control mold problem.

While touring the Civic Center's main mechanical room, which is several steps lower than the remainder of the basement level, there was evidence of fire rated wall construction which had been impacted by removal of fire rated pipe penetrations through a masonry wall. The opening is now covered by a metal sign which has impacted the fire separation. See photo G-13. In this same room there was evidence of the Civic Center's main electrical distribution center having been flooded on what appeared to be numerous occasions. See photo G-14. Water leaking from above has apparently threatened numerous electrical and mechanical systems which is evident by a metal shield which is partially protecting a pump. See photo B-15.

Although small, possibly the most serious issue detected while touring this area was standing water at the base of a building column and a crack in the column, as there was no apparent evidence of something striking the column to cause the damage. The most likely cause of the crack is prolonged exposure to water seeping into the concrete and caused the reinforcing steel to rust and deteriorate. Typically, when this happens the steel swells as it corrodes and has apparently cracked the concrete. See photo G-16.

Recommended actions:

- Repair and/or replace existing reinforced masonry concrete construction damaged by water.
- Repair all fire rated construction.
- Replace all existing water damaged interior partitions/ finishes.
- Repair and/or replace existing drainage piping as required to provide proper operation.

Fire Protection:

The garage is provided with two dry pipe sprinklers, although the systems are currently tagged "out of service." See photos G-17 and G-18. The piping shows signs of exterior corrosion, and the internal condition of the piping is unknown. See photo G-19. The sprinkler heads also show some signs of surface corrosion, so it is possible that they won't activate properly in the event of a fire. NFPA has requirements for periodic testing of sprinkler heads, with a more frequent interval for sprinkler heads subject to harsher environments.

No fire alarm notification was apparent in the garage.

Recommended actions:

- Replace the sprinkler systems in their entirety, including all piping, valves and sprinkler heads.
- Extend fire alarm notification throughout the parking areas.

## APPENDICES



**APPENDIX A – TABLE OF CONTENTS, PHOTOGRAPHS**

- Police Headquarters .....HQ
- Plaza Level .....PL
- Judicial Building A .....JA (Not used)
- Judicial Building B .....JB
- Jail .....J
- Magistrate .....M
- Garage .....G



Police Headquarters

1. Architectural



Photo -HQ1

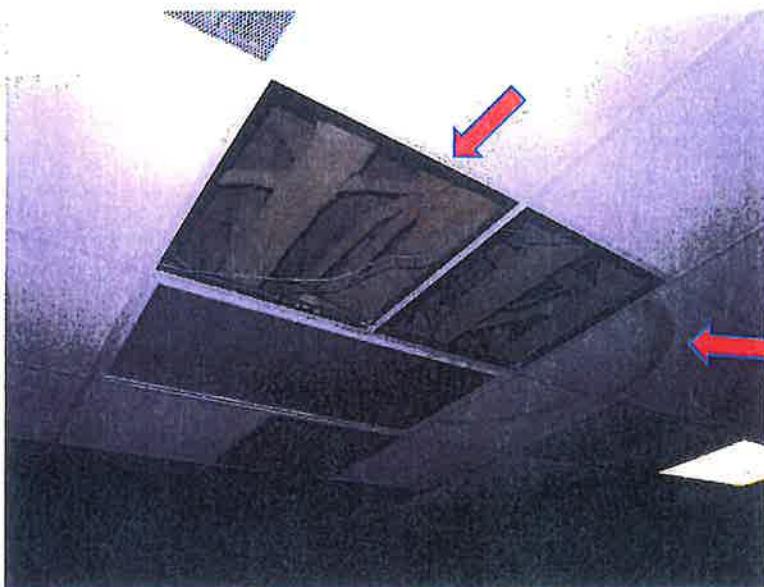


Photo -HQ2

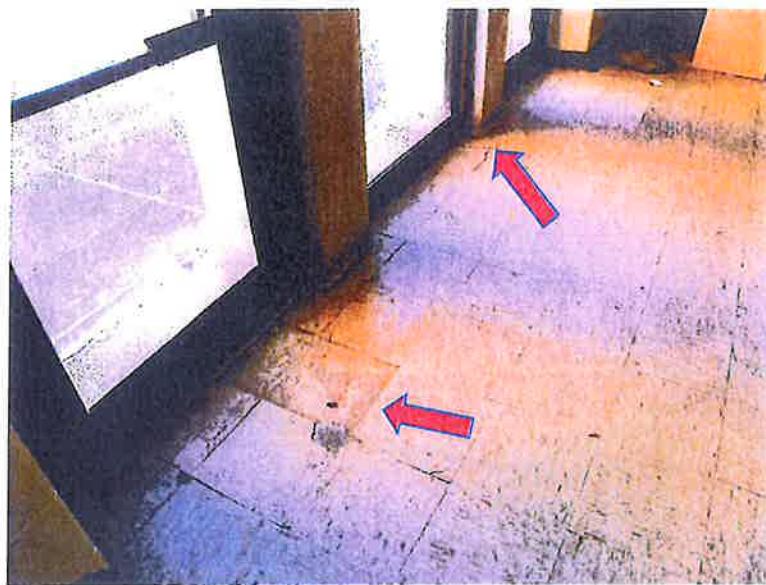


Photo -HQ3

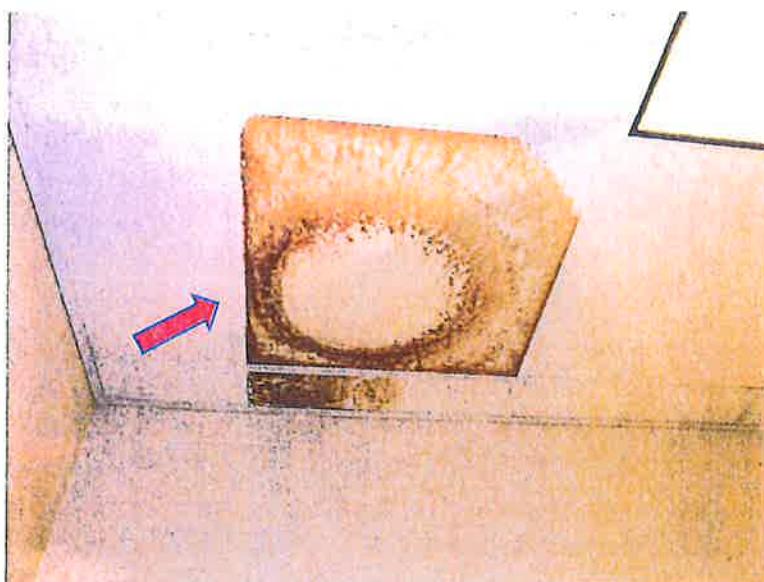


Photo -HQ4

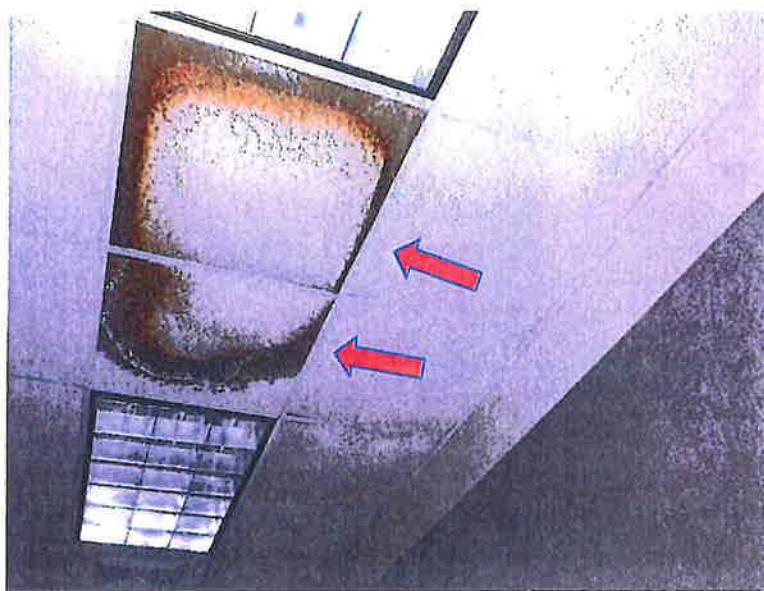


Photo -HQ5



Photo -HQ6

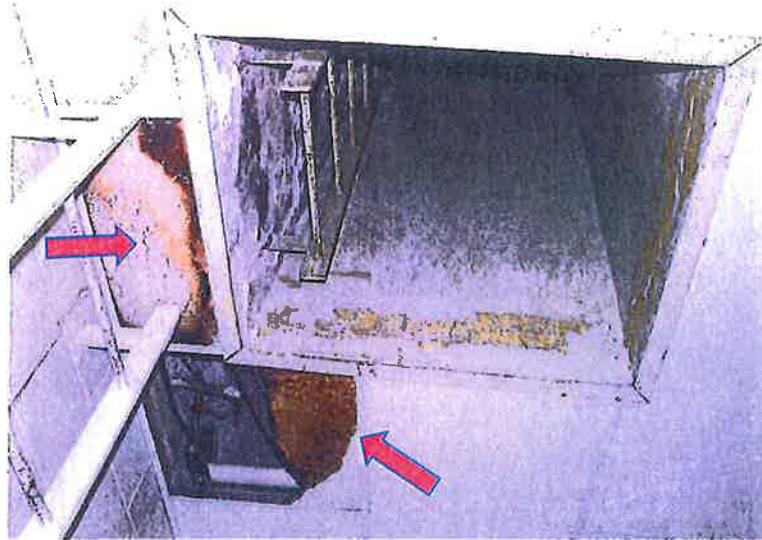


Photo -HQ7

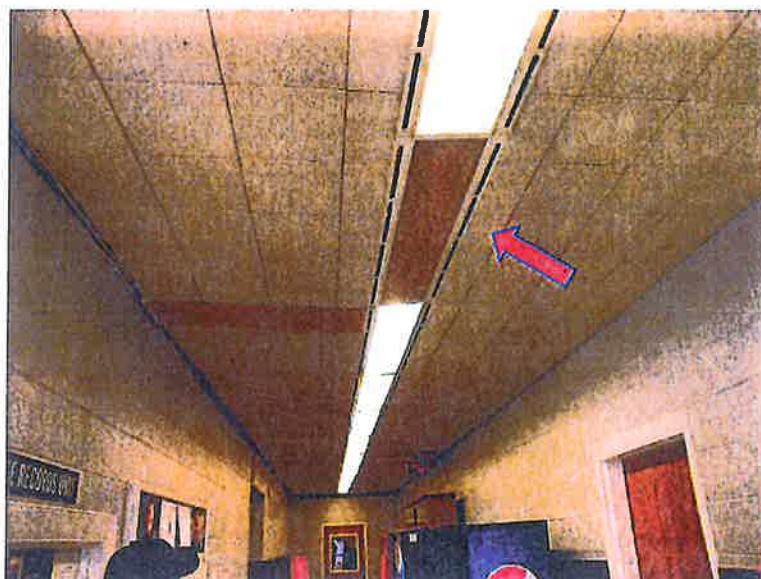


Photo -HQ8

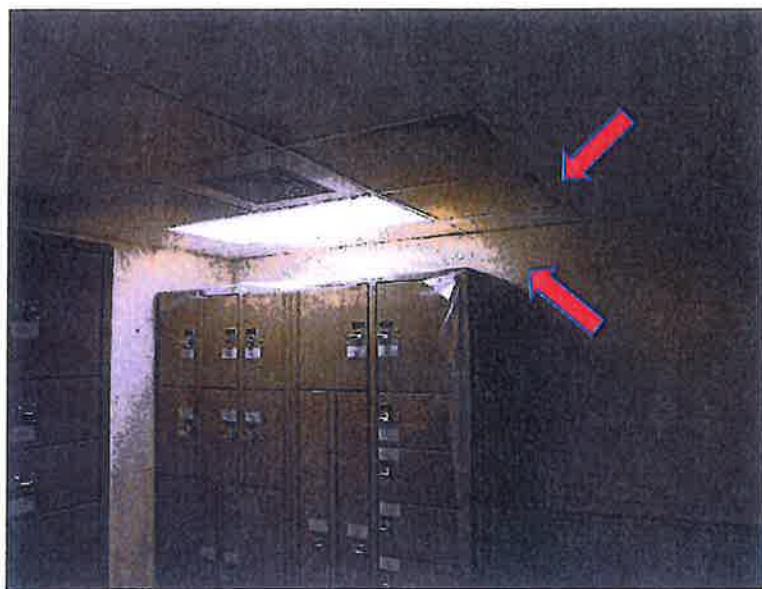


Photo -HQ9



Photo -HQ10



Photo -HQ11



Photo -HQ12

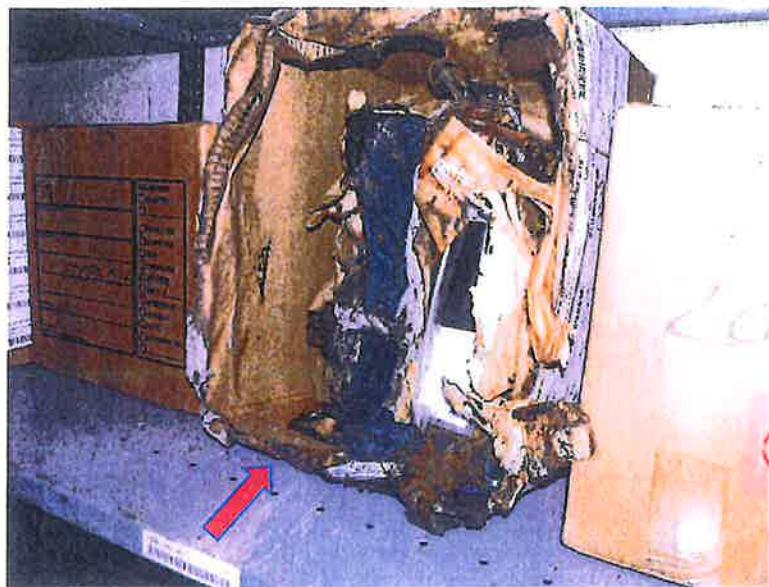


Photo -HQ13

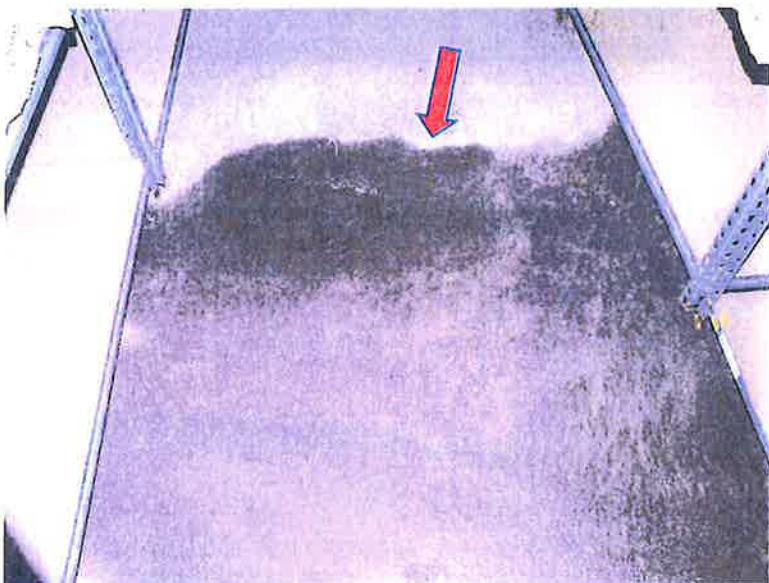


Photo -HQ14



Photo -HQ15

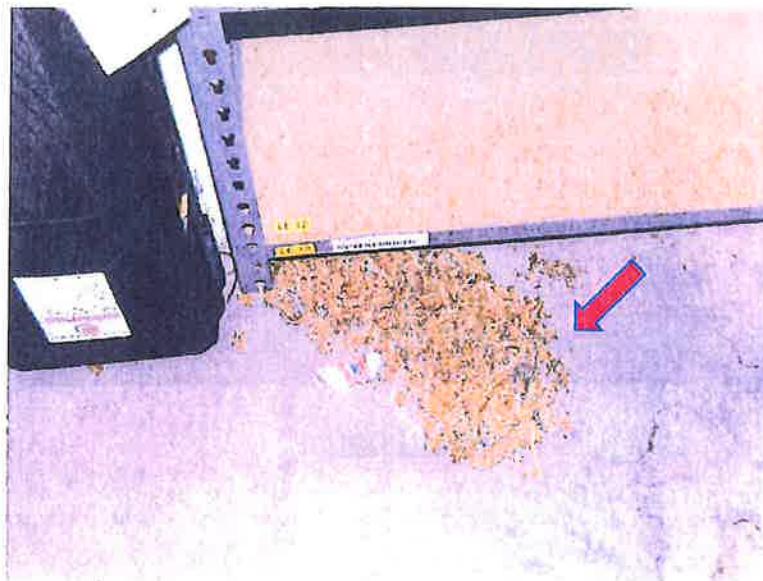


Photo -HQ16



Photo -HQ17



Photo -HQ18

Plaza Level

1. Architectural



Photo -PL1



Photo -PL2

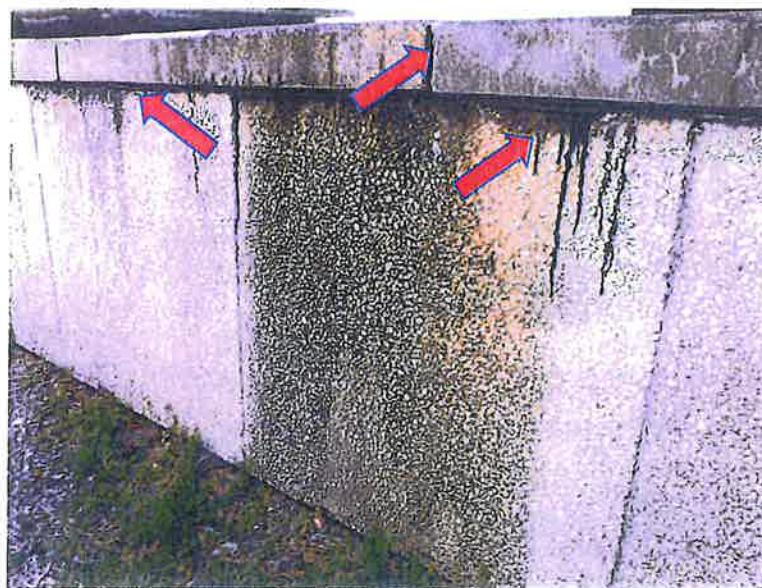


Photo -PL3



Photo -PL4

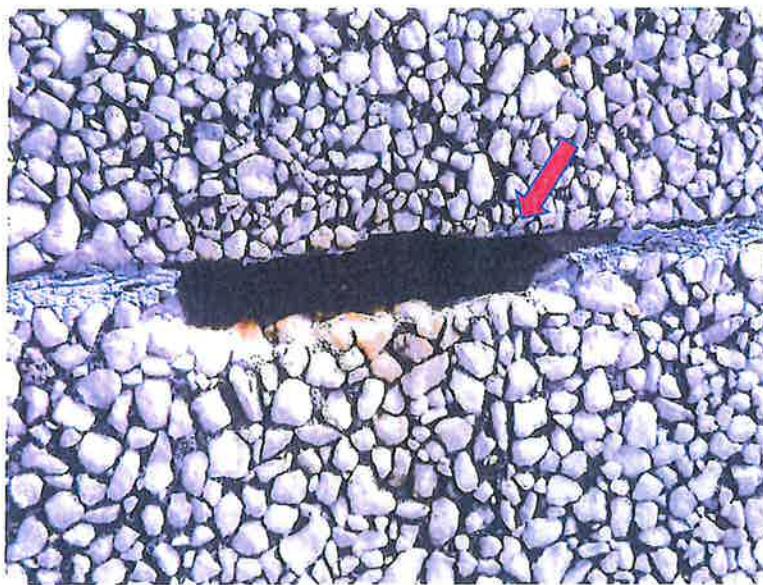


Photo -PL5

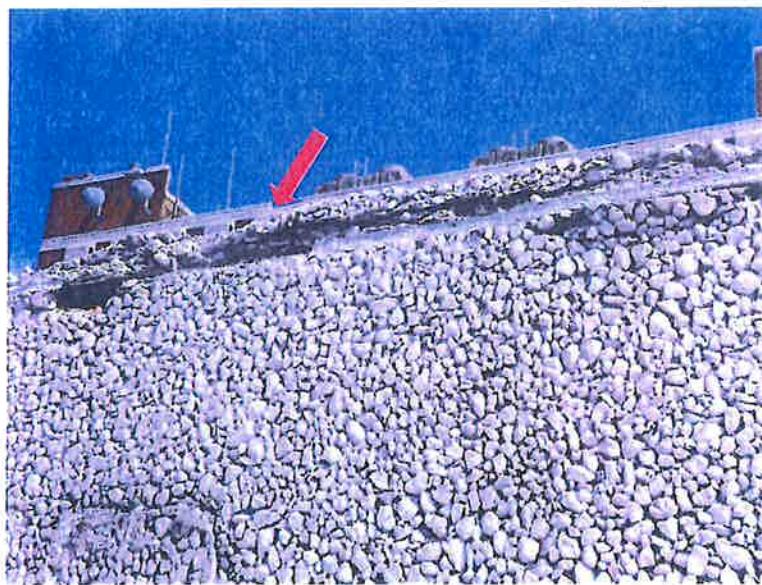


Photo -PL6

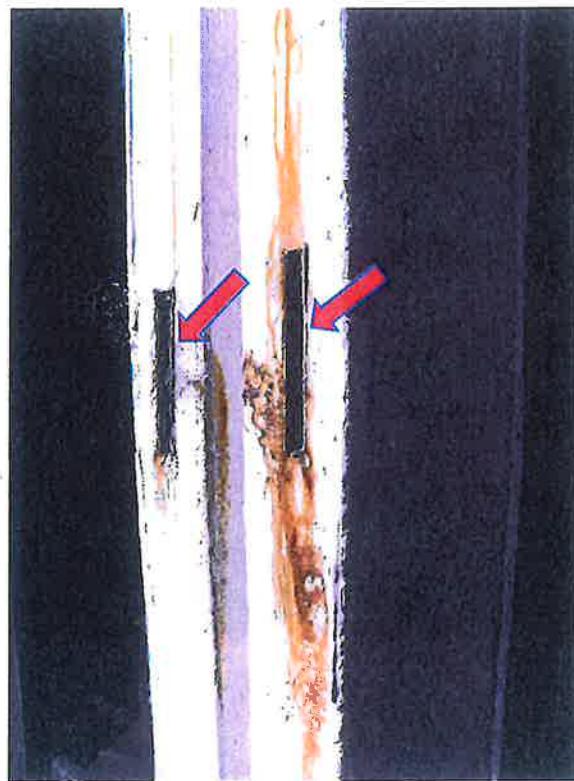


Photo -PL7

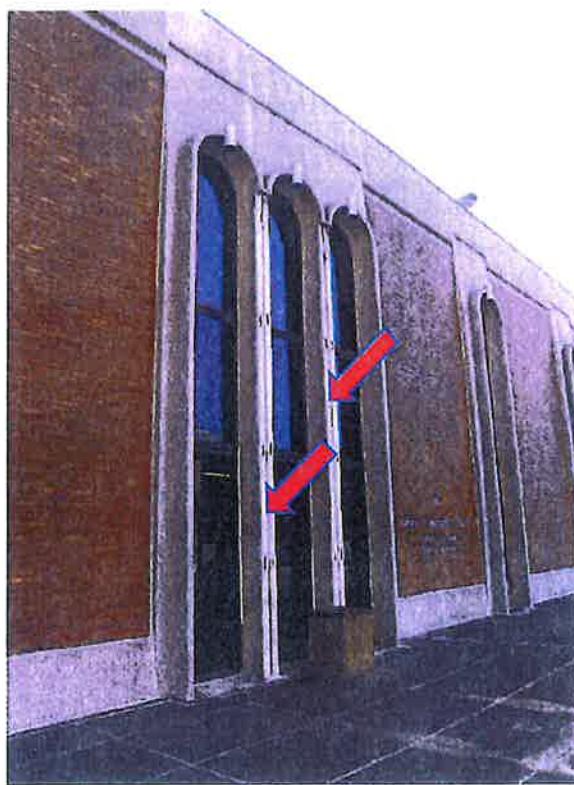


Photo -PL8



Photo -PL9



Photo -PL10

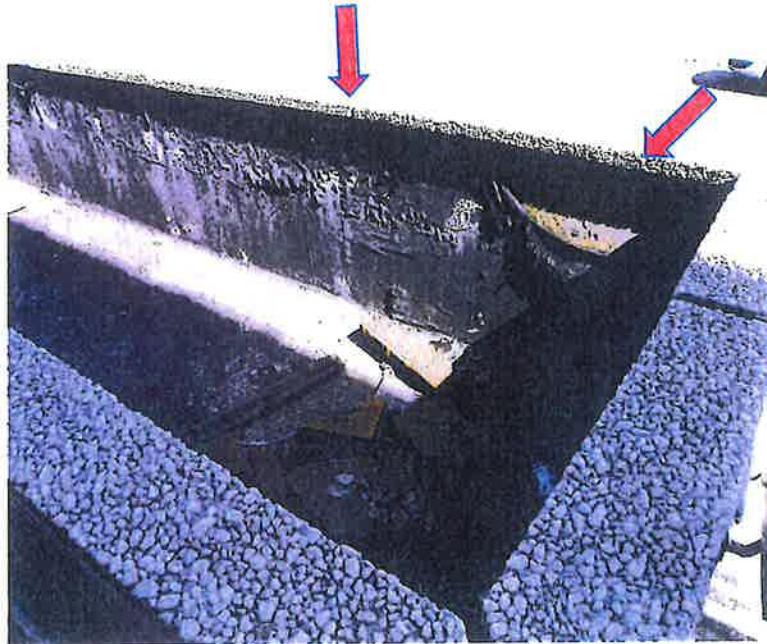


Photo -PL11



Photo -PL12



Photo -PL13



Photo -PL14

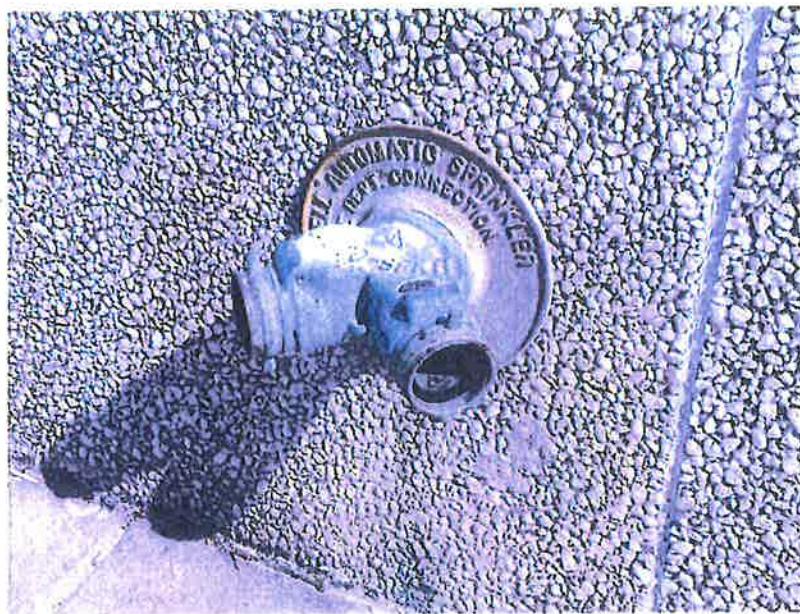


Photo -PL15

Judicial Building

1. Architectural

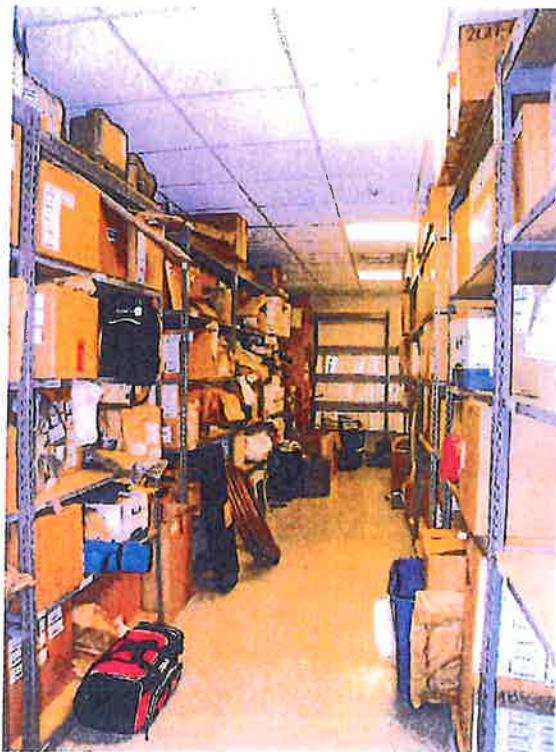


Photo -JB1



Photo -JB2



Photo -JB3

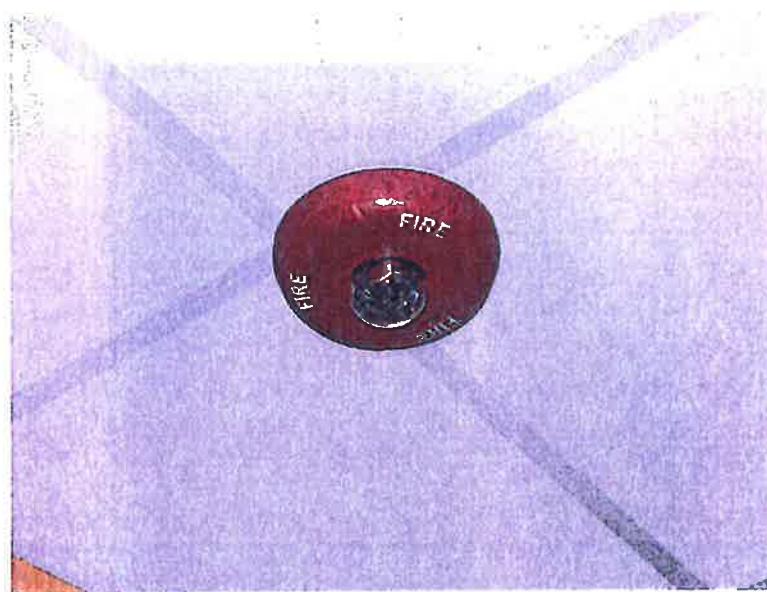


Photo -JB4

Jail

1. Architectural

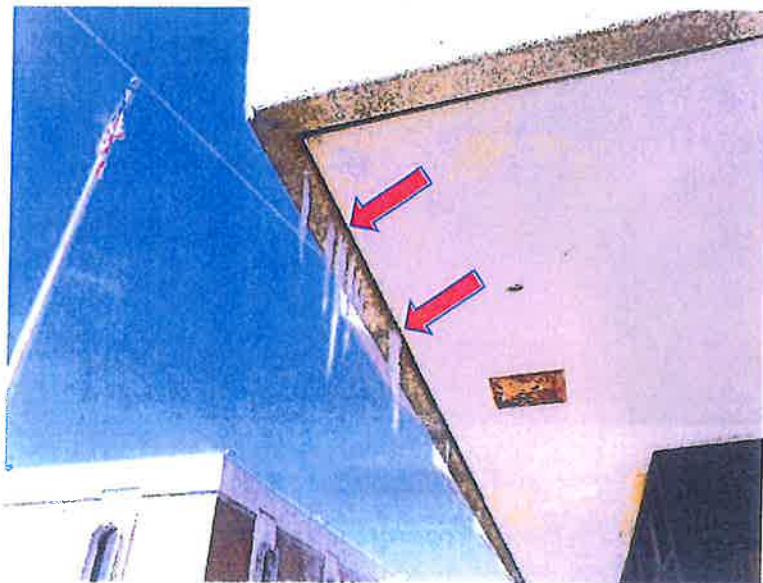


Photo -J1

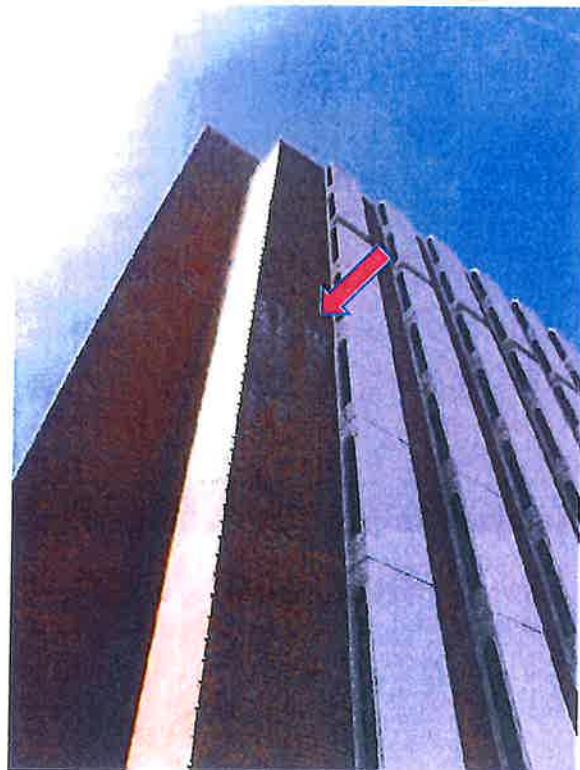


Photo -J2



Photo -J3

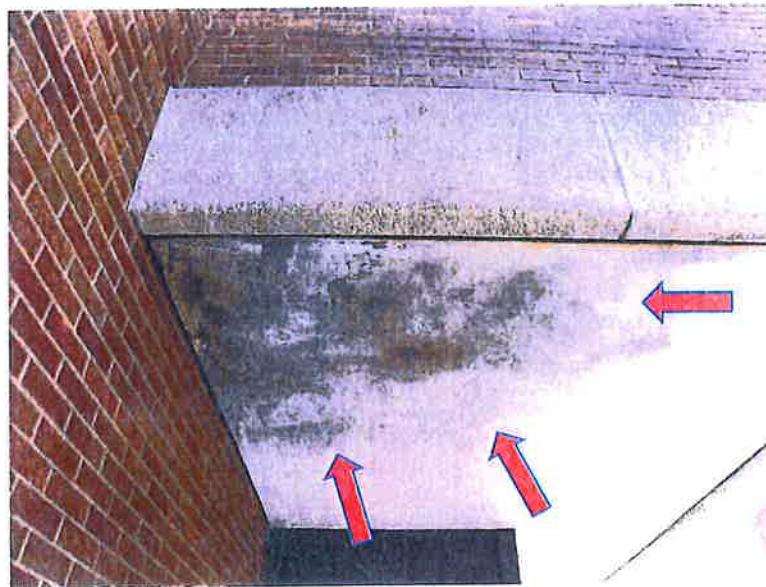


Photo -J4



Photo -J5

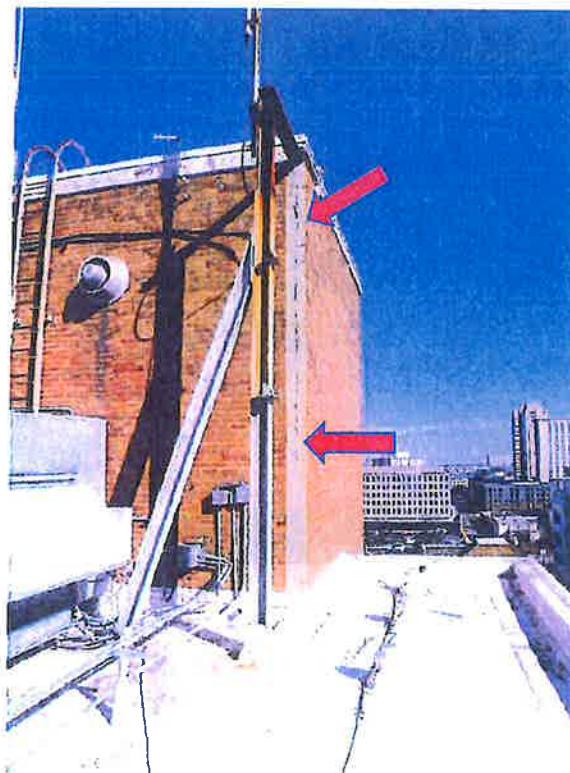


Photo -J6



Photo -J7

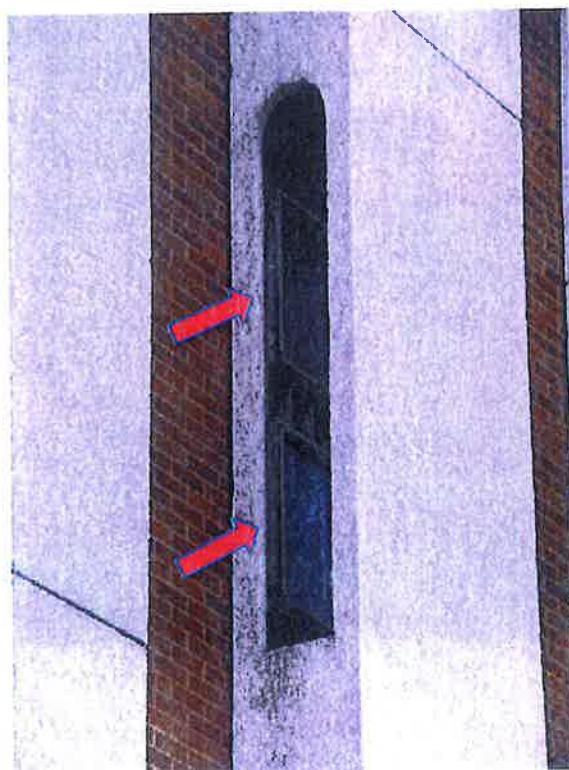


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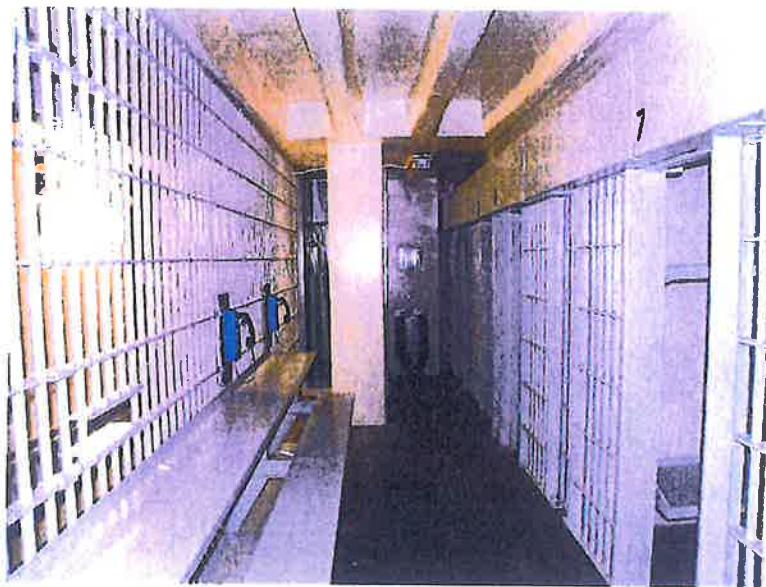


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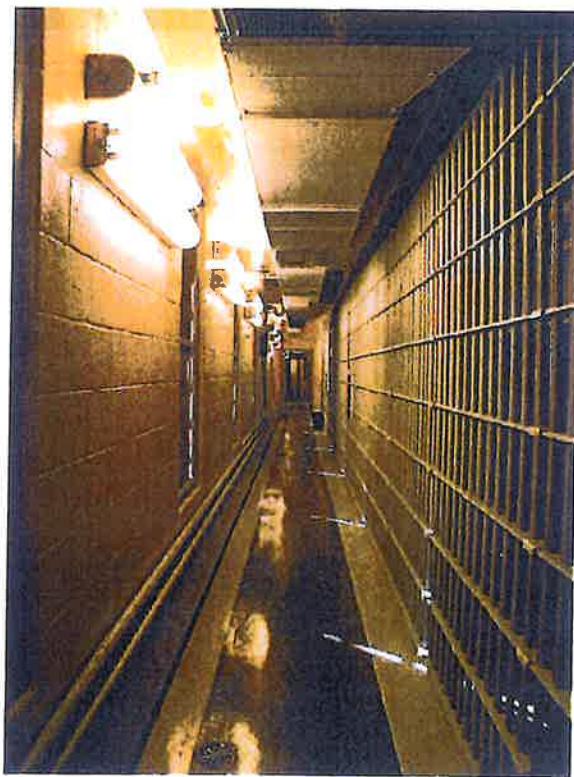


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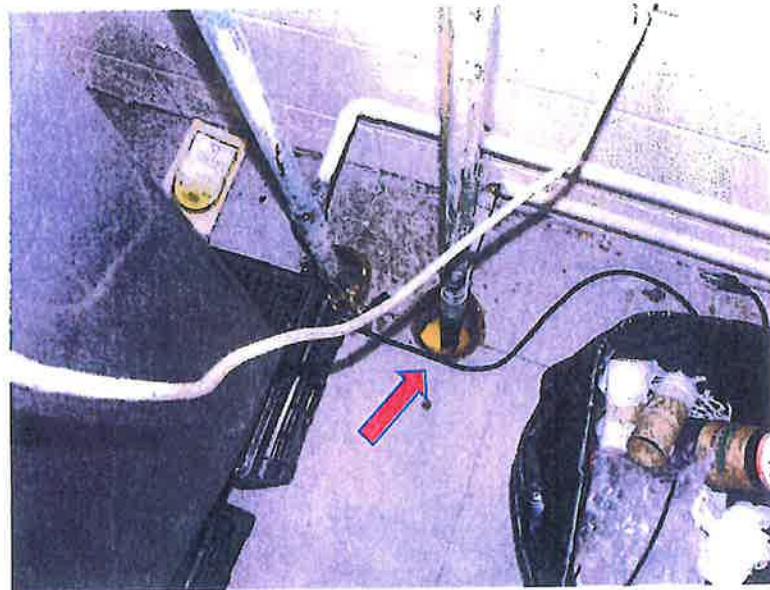


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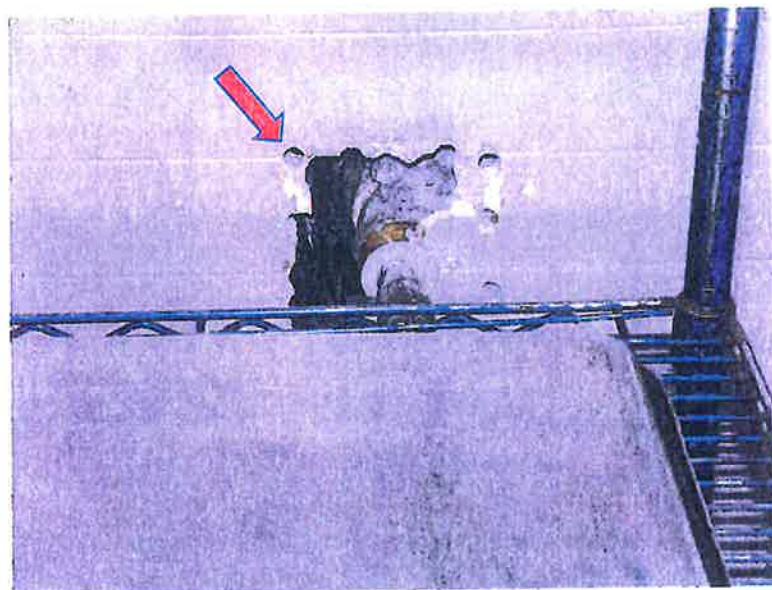


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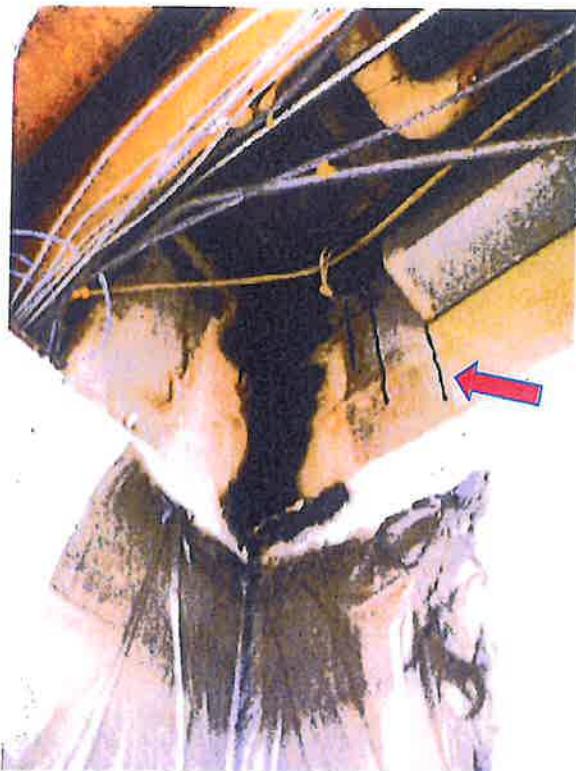


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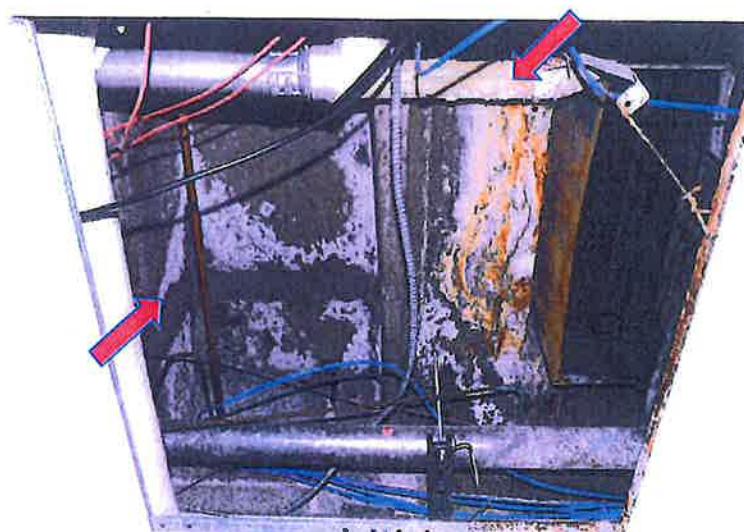


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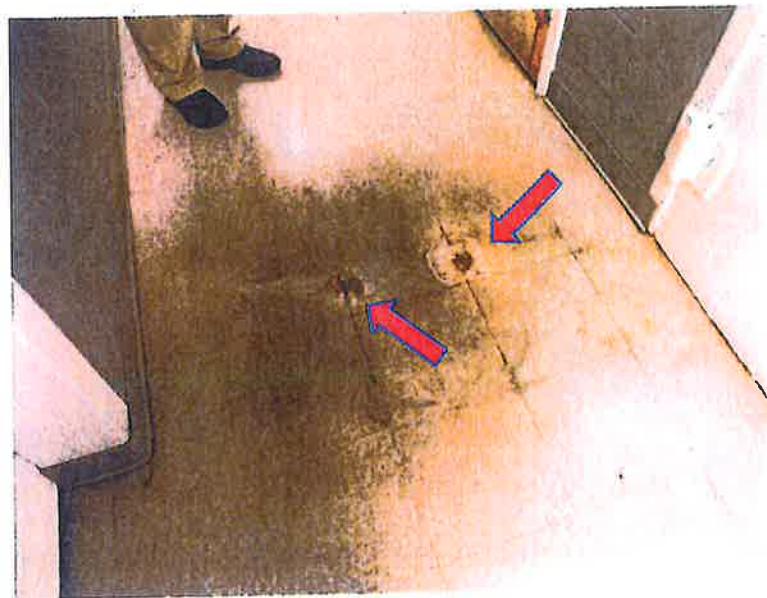


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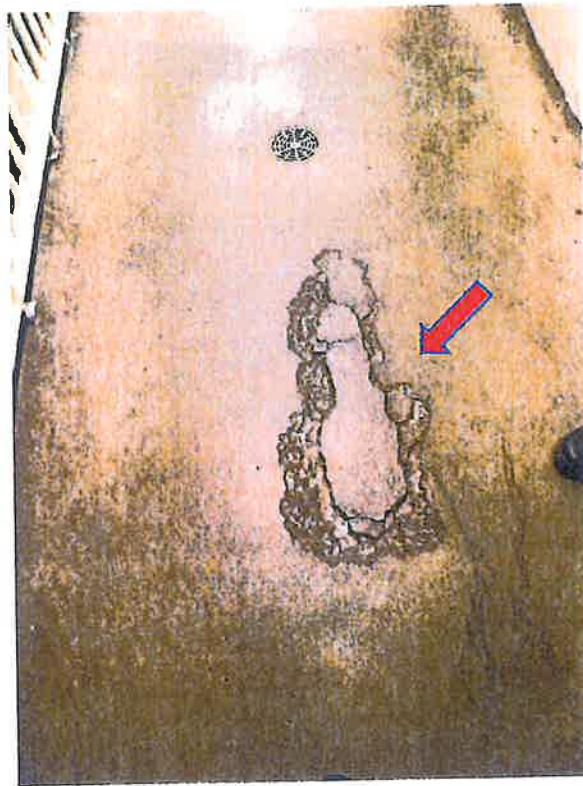


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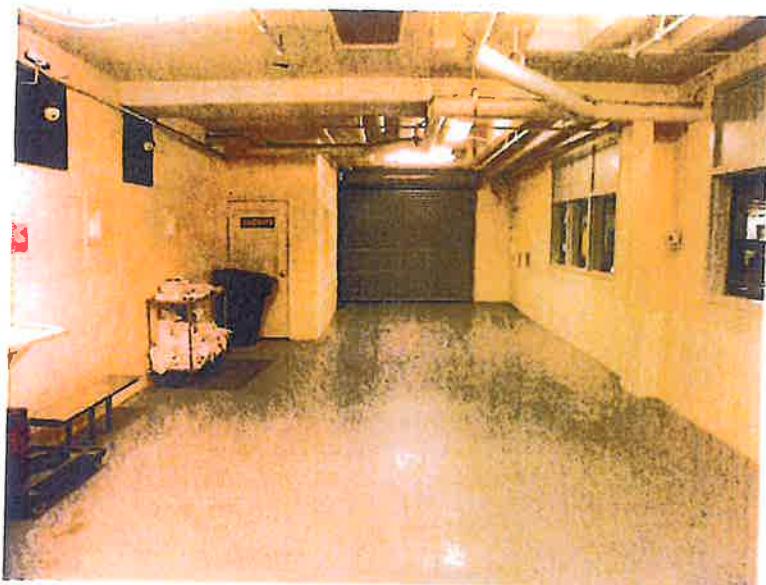


Photo -J17



Photo -J18

Magistrate

1. Architectural



Photo -M1

Garage

1. Architectural



Photo -G1



Photo -G2



Photo -G3

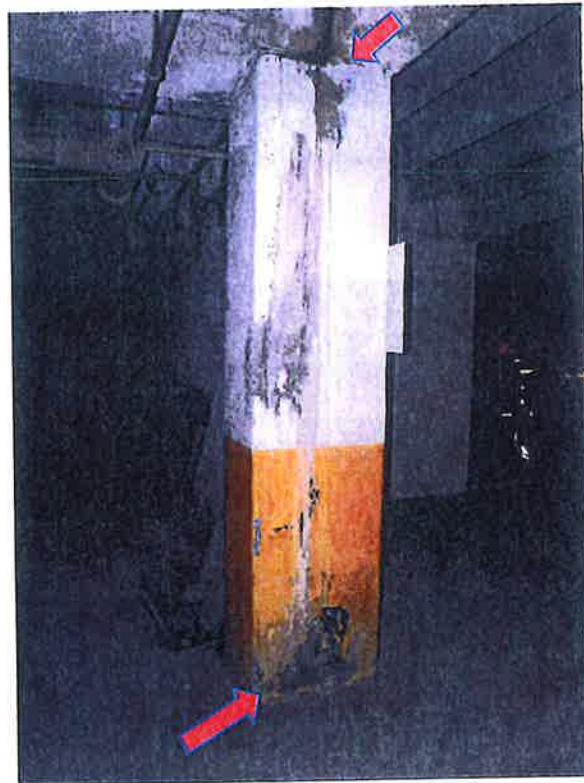


Photo -G4



Photo -G5

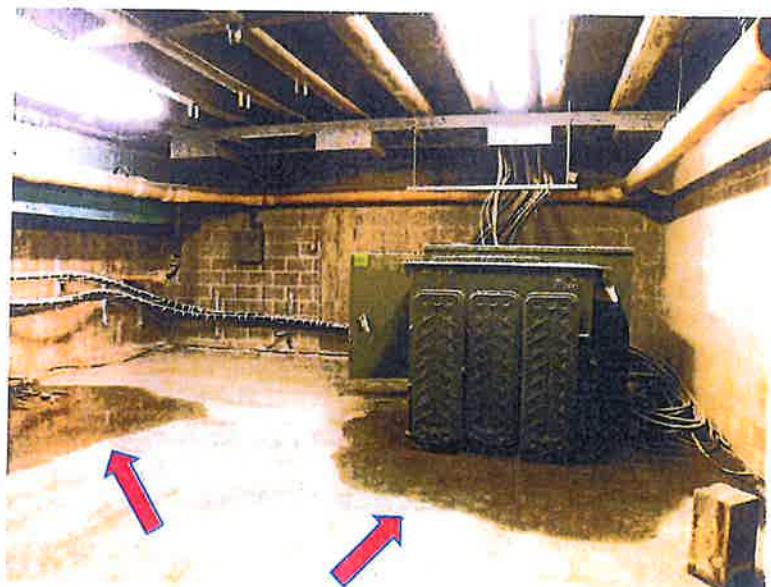


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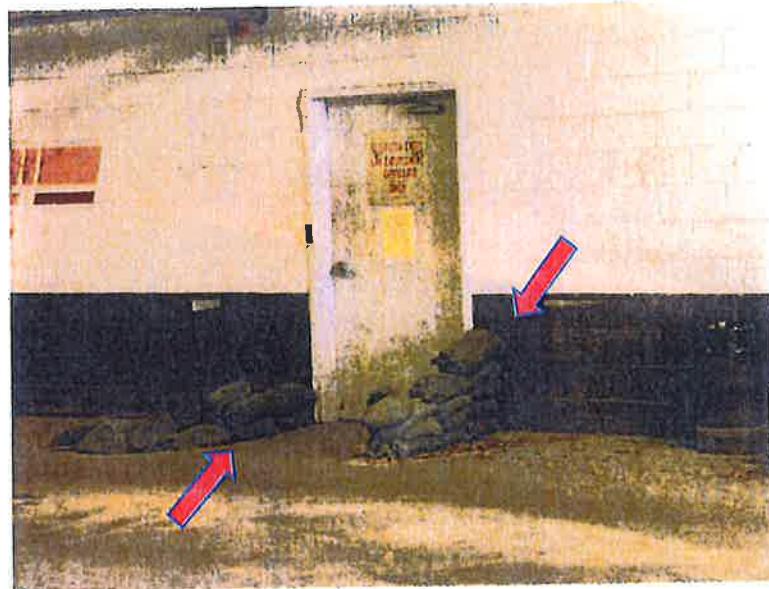


Photo -G7



Photo -G8

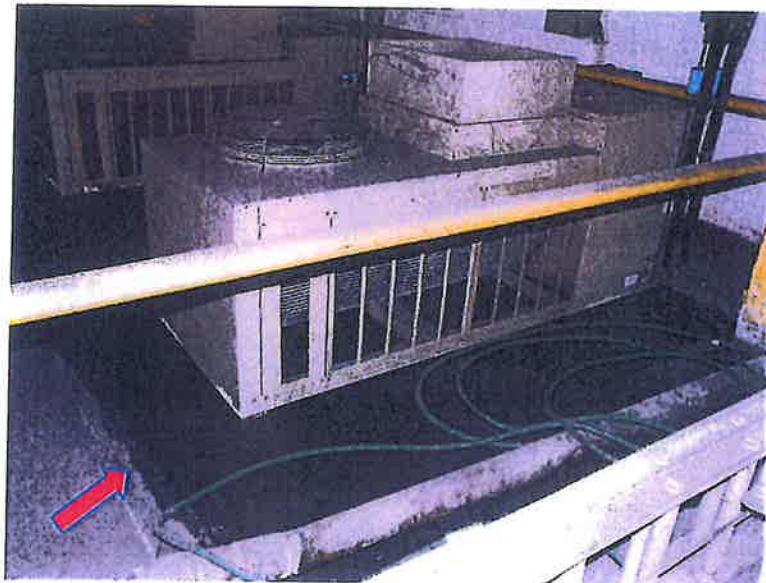


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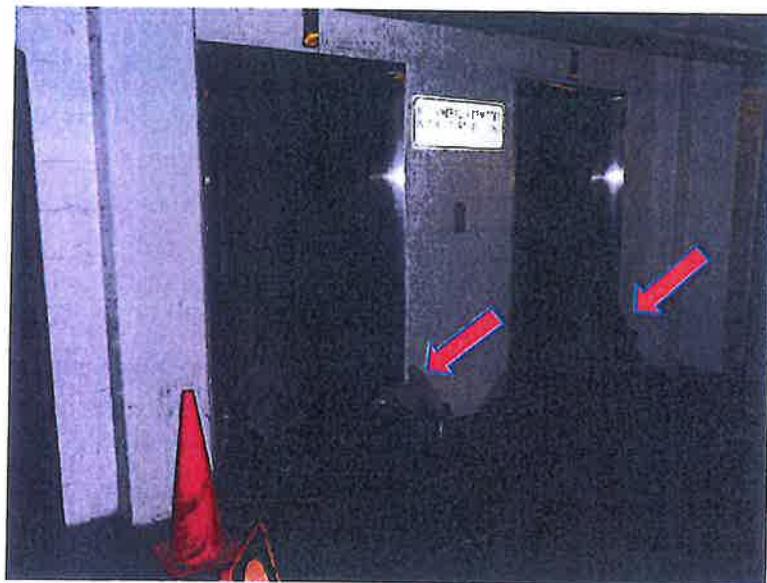


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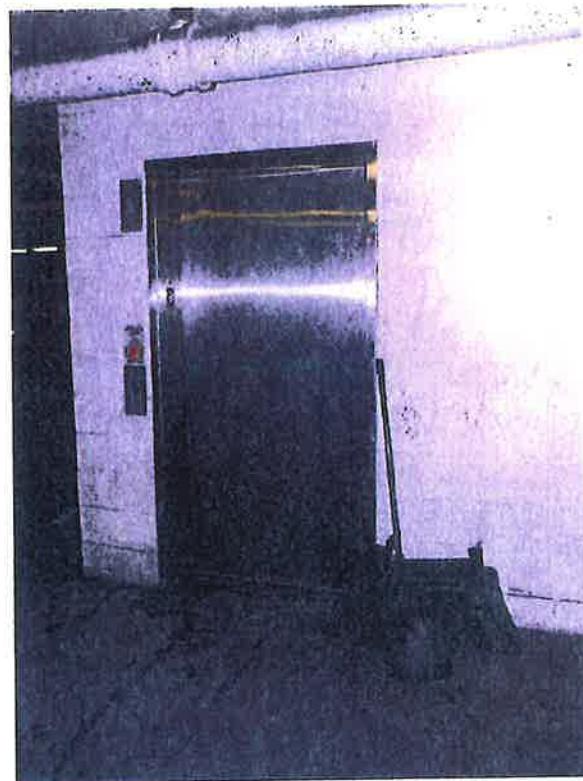


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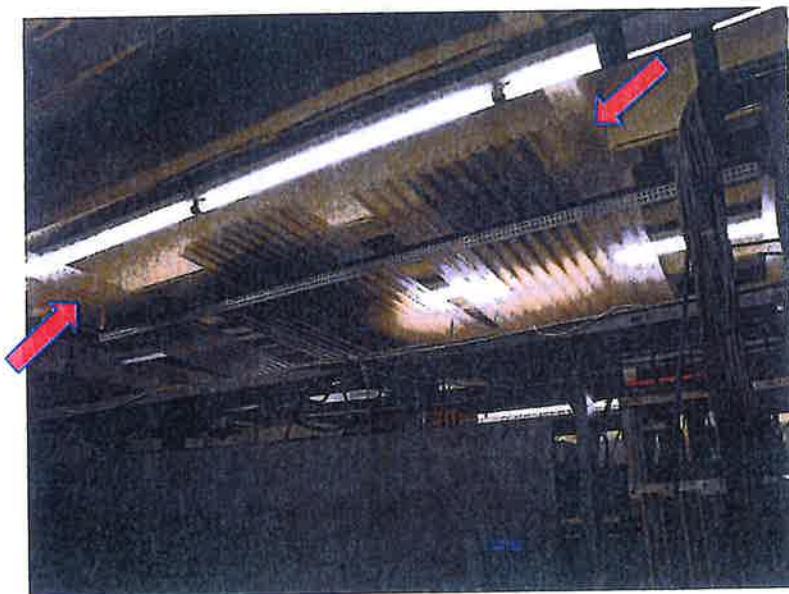


Photo -G12



Photo -G13



Photo -G14

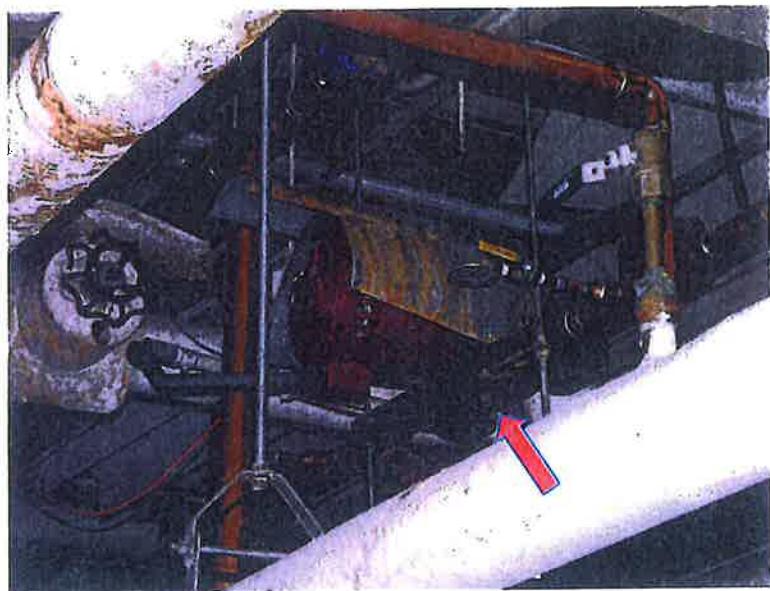


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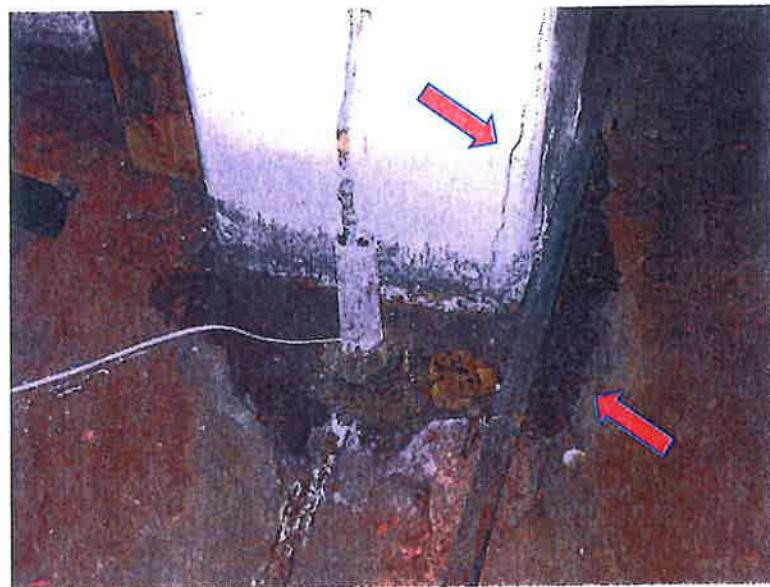


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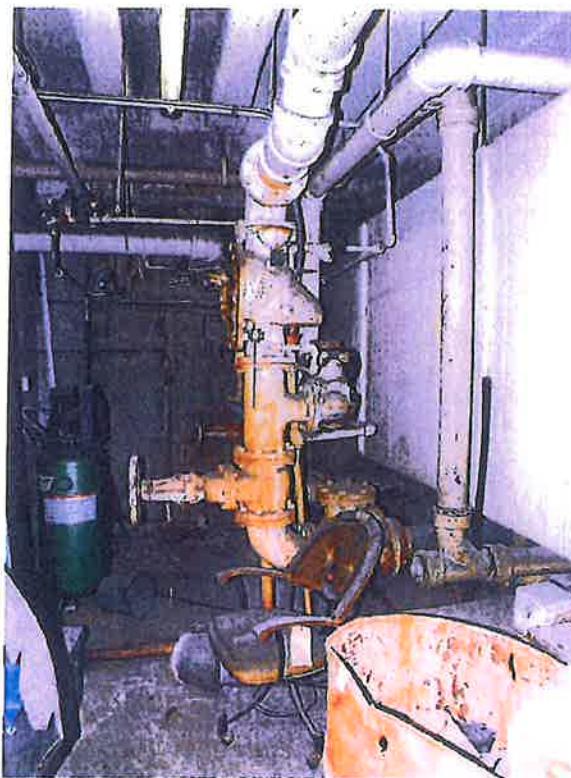


Photo -G17



Photo -G18

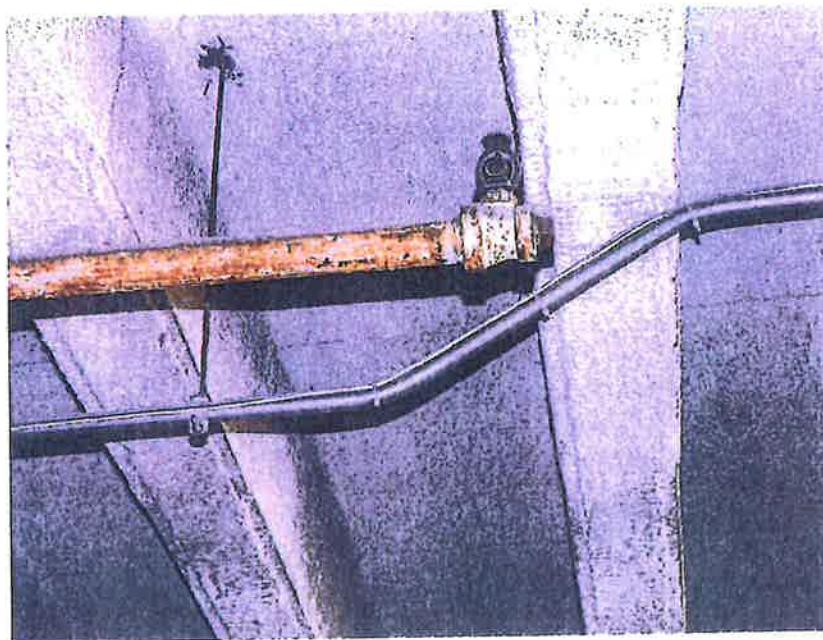
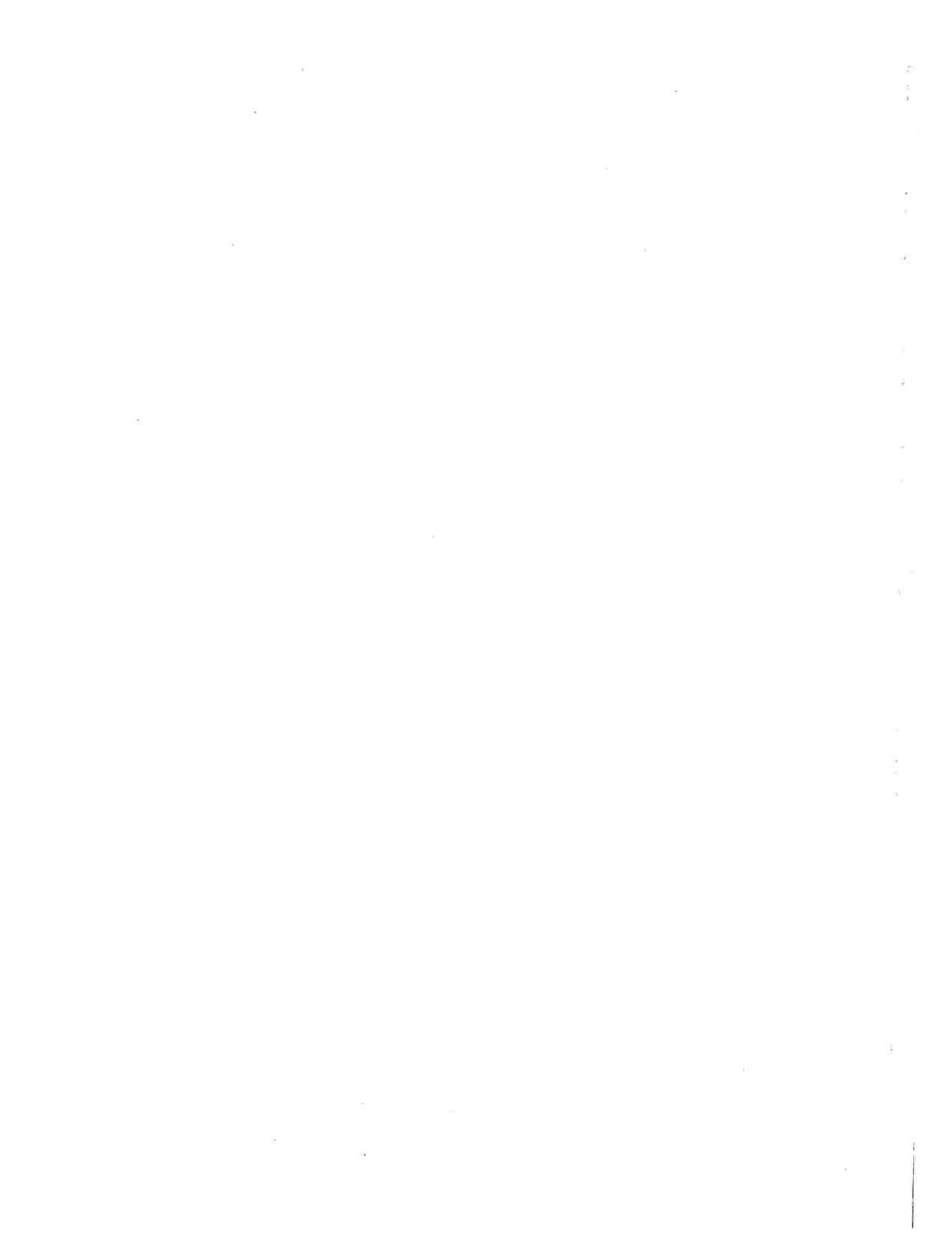


Photo -G19



**APPENDIX B – CONCEPT COST ESTIMATE**



# Portsmouth Civic Center

## Condition Assessment Report

### Portsmouth, Virginia

Attn: Danny Walker, AIA, DBIA – Principal  
Clark Nexsen, Inc.  
Phone: 757.455.5800  
[DWalker@clarknexsen.com](mailto:DWalker@clarknexsen.com)  
April 29, 2019 - REVISED

## SECTION 1

### OVERVIEW

#### TABLE OF CONTENTS

- Section 1 : Overview
- Section 2 : Design Documents Log
- Section 3 : Cost Estimate(s)
- Section 4 : Qualifications & Clarifications

#### GENERAL PROJECT INFORMATION

Project Number: 19-0004

Project Name: Condition Assessment Report

Owner: Portsmouth, Virginia

Architect: Clark Nexsen, Inc.

Address: Portsmouth Civic Center  
601 Crawford Street  
Portsmouth, Virginia 23704

Parcel ID(s): unknown

Jurisdiction(s): City of Portsmouth

The City of Portsmouth has tasked Clark Nexsen with performing a partial condition assessment of the City's "OLD" Civic Center. Our scope is limited to Architectural and Fire Protection, as we understand the City of Portsmouth is contracting with other local design professionals and hazardous materials testing firms for the remainder of the facility assessment. The intent of this document is to document the existing conditions at each facility component, specifically, items requiring maintenance, repair or replacement. This will be used to assess funding requirements for repairs at these facilities and to guide in future decision making.

## SECTION 2

### DESIGN DOCUMENTS LOG

The project design documents associated with this construction budget are listed as follows with dates based on when each was made available to Clark Nexsen Construction Services.

Drawing Number	Description	Date
Multiple	Scans of Original Blueprints	08.20.1970

## SECTION 3

### COST ESTIMATE

The preliminary budget was assembled based on the preliminary drawings provided by the Clark Nexsen design team and historical cost data. All costs and quantities listed herein are budgetary in nature. Below please find the summary values for each option. Please note that these costs contained herein do not contain FFE, and IT Installation. Detailed estimates are attached to the following sheets.

SUMMARY PRICING – Description	Value
Police Headquarters	\$5,436,764
Plaza Level	\$6,412,967
Judicial Building A	\$7,686,706
Judicial Building B	\$3,883,399
Jail	\$8,676,270
Magistrate	\$1,635,370
Garage	\$7,060,849

## SECTION 4

### QUALIFICATIONS & CLARIFICATIONS

This budget proposal maintains the following inclusions and exclusions which act as amendments to the project documents to clarify the intent of the construction budget.

#### General Qualifications for All Estimates

1. Escalation - We have assumed that the work is to be awarded in January 2021. As such, we have included an 12% annual construction cost escalation.
2. Design Fees - We have included the design fees associated with this work as a fee of 10%.
3. Contingency - We have included 20% contingency for this budget. This is consistent with the level of drawings and stage of the project. As the design and scope of work progresses, the contingency can be lowered accordingly.
4. Fees - We have not included any permit fees, assessment fees or impact fees.
5. We assumed that all work was to be performed during normal working.
6. It is assumed that any hazardous materials stored in this area will be removed by the Owner prior to start of construction.
7. Any special inspections are not included in this estimate.
8. Fixture Finishes and Equipment pricing is not included in this budget. This can be added upon further discussion with the project team as necessary.
  - a. Temporary requirements are included. These include temporary construction fencing and barricades, temporary construction signage for the building construction and signage for sitework and traffic control.
9. We exclude temporary power and temporary water. These can be added to the budget if needed.
10. All Risk and Builders Risk Insurance to be provided by Owner. Deductibles for claims shall be by the Owner.
11. Payment and Performance Bonds are included.
12. CGL Insurance is included. It is assumed that the Builders Risk costs will be provided by The City via their current property insurance program.

#### Division 02: Sitework and Demolition

1. Demolition of all interior spaces in the buildings is included.
2. Minor demolition of the building's exterior façade is included.
3. Removal of the plaza topping slab is included, including the waterproofing.
4. Removal of the existing decorative precast at the plaza perimeter and planters is included.
5. Ground level sidewalks are removed.
6. Installation of new planting soil and plants in the perimeter planters is included.

#### Division 03: Concrete

1. Miscellaneous structural repairs and modifications are included for each space.
2. Replacement of the Plaza topping slab is included.

3. Perimeter ground level sidewalks area included.
4. New precast concrete at the Plaza perimeter and planters is included.
5. A new 8" concrete slab-on-grade is included in the underground parking areas.

#### Division 04: Masonry

1. New stair and elevator shafts are included.
2. Exterior masonry façade repairs and cleaning are included.

#### Division 05: Structural and Miscellaneous Metals

1. Structural steel and metal deck modifications are included for each space.
2. Miscellaneous metals, stairs and railings are included.
3. Building expansion joints are included.
4. Judicial Building B included costs to repair collapsed / sagging floors.

#### Division 06: Carpentry and Millwork

1. Rough carpentry and interior wood blocking are included.
2. Wood soffits are included for office and lobby areas.
3. Millwork / cabinets are included for restrooms and kitchens.

#### Division 07: Moisture & Thermal Protection

1. We include touching up the existing spray fireproofing.
2. Firestopping is included.
3. Interior and exterior caulking is included.
4. Replacement of the roofs is included.
5. Plaza and planter waterproofing is included.

#### Division 08: Windows & Doors

1. Hollow metal door frames are included with wood doors.
2. Aluminum windows and entrances are included.
3. Replacement of the jail tower windows is included.

#### Division 09: Interior Finishes

1. Metal stud framing and gypsum walls are included.
2. Porcelain tile is included for restroom areas.
3. Wood liner ceilings and epoxy terrazzo flooring are included for lobby areas.

#### Division 10: Specialties

1. Interior signage is included.
2. Folding partitions are included for conference rooms.
3. Toilet partitions and accessories are included.

4. Fire extinguishers and cabinets are included.

Division 11: Equipment

1. We include parking control equipment at the garage entrances.

Division 12: Furnishings

1. Roller shades and recessed entry mats are included.

Division 13: Conveying Systems

1. Removal and replacement of the elevators is included.

Division 13: Fire Protection

1. Excluded.

Division 15: Plumbing

1. Excluded.

Division 15: Mechanical HVAC

1. Excluded.

Division 16: Electrical

1. Excluded.

Division 16: Telecommunications & Security

1. Excluded.



Project Number: 19-0004  
 Project Name: Condition Assessment Report Portsmouth Civic Center Complex  
 Location: Portsmouth, VA  
 Estimate Date: April 25, 2019 - REVISED

**CLARK NEXSEN  
Construction Services**

Area (SF): 240,883

Duration (WK): 129

**EXECUTIVE SUMMARY**

DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	COST/SP	TOTAL
<b>PROJECT COST SUMMARY</b>						
General Requirements				\$303,821.00	\$1.26	
Sitework & Demolition				\$2,103,634.00	\$8.73	
Concrete				\$2,751,009.00	\$11.42	
Masonry				\$1,515,717.00	\$6.29	
Structural & Miscellaneous Steel				\$1,857,953.00	\$7.71	
Carpentry & Millwork				\$1,291,937.00	\$5.36	
Moisture & Thermal Protection				\$2,615,475.00	\$10.86	
Windows & Doors				\$2,791,282.00	\$11.59	
Finishes				\$4,825,068.00	\$20.03	
Specialties				\$547,801.00	\$2.27	
Equipment				\$25,000.00	\$0.10	
Furnishings				\$101,743.00	\$0.42	
Conveying Systems				\$1,530,500.00	\$6.35	
<b>SUBTOTAL</b>				<b>\$92,41</b>	<b>\$22,260,940.00</b>	
General Conditions	30	MO	\$19,350.00	\$580,500.00		
Construction Staffing - See GC's	1	LS	\$0.00	\$0.00		
<b>SUBTOTAL</b>						<b>\$22,841,440.00</b>
Contingency	20.0	%		\$4,568,288.00		
Escalation (12% Annual)	30	MO	\$228,414.00	\$6,852,420.00		
<b>SUBTOTAL</b>						<b>\$34,262,148.00</b>
Home Office Overhead	1.5	%		\$513,932.00		
<b>SUBTOTAL</b>						<b>\$34,776,080.00</b>
Architectural & Engineering Design	10.0	%		\$3,477,608.00		
Construction Management Fee	5.0	%		\$1,738,804.00		
<b>SUBTOTAL</b>						<b>\$39,992,492.00</b>
Payment and Performance Bond	1.0	%		\$399,925.00		
CGL & Builders Risk Insurance	1.0	%		\$399,925.00		
<b>SUBTOTAL</b>						<b>\$40,792,342.00</b>
<b>TOTAL PROJECT COST</b>				<b>\$169,85</b>		<b>\$60,792,342.00</b>

Project Number: 19-0004  
 Project Name: Condition Assessment Report Portsmouth Civic Center Complex  
 Location: Portsmouth, VA  
 Estimate Date: April 25, 2019 - REVISED

CLARK NEXSEN  
 Construction Services

Area (SF): 240,883  
 Duration (WK): 129

## EXECUTIVE SUMMARY

DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	COST/SF	TOTAL
<b>PROJECT COST SUMMARY</b>						
<b>Police Headquarters (Two Stories at 14,000 SF Each)</b>						
General Requirements				\$45,640.00		
Sitework & Demolition				\$241,063.00		
Concrete				\$56,000.00		
Masonry				\$81,595.00		
Structural & Miscellaneous Steel				\$194,600.00		
Carpentry & Millwork				\$245,000.00		
Moisture & Thermal Protection				\$457,800.00		
Windows & Doors				\$485,800.00		
Finishes				\$932,400.00		
Specialties				\$85,400.00		
Equipment				\$0.00		
Furnishings				\$29,400.00		
Conveying Systems				\$246,000.00		
<b>SUBTOTAL</b>						<b>\$3,100,698.00</b>
GC's, Contingency, Escalation, ETC.		75.34%		\$2,336,065.87		
<b>TOTAL POLICE HEADQUARTERS</b>					<b>\$194.17</b>	<b>\$5,436,763.87</b>
<b>Plaza Level (42,972 SF Main Area with 4,378 SF Planter Area)</b>						
General Requirements				\$13,258.00		
Sitework & Demolition				\$535,941.00		
Concrete				\$1,457,353.00		
Masonry				\$0.00		
Structural & Miscellaneous Steel				\$210,708.00		
Carpentry & Millwork				\$0.00		
Moisture & Thermal Protection				\$293,184.00		
Windows & Doors				\$0.00		
Finishes				\$0.00		
Specialties				\$143,243.00		
Equipment				\$0.00		
Furnishings				\$0.00		
Conveying Systems				\$0.00		
<b>SUBTOTAL</b>						<b>\$4,989,752.87</b>
GC's, Contingency, Escalation, ETC.		75.34%		\$3,759,279.81		
<b>TOTAL PLAZA LEVEL</b>					<b>\$135.44</b>	<b>\$6,412,966.81</b>

<b>Judicial Building A (Two Stories at 20,310 SF Each)</b>				
General Requirements		\$66,211.00		
Sitework & Demolition		\$348,328.00		
Concrete		<b>\$81,240.00</b>		
Masonry		\$116,291.00		
Structural & Miscellaneous Steel		\$282,309.00		
Carpentry & Millwork		\$355,425.00		
Moisture & Thermal Protection		\$664,137.00		
Windows & Doors		<b>\$704,757.00</b>		
Finishes		\$1,352,646.00		
Specialties		<b>\$123,891.00</b>		
Equipment		\$0.00		
Furnishings		\$42,651.00		
Conveying Systems		\$246,000.00		
<b>SUBTOTAL</b>				<b>\$4,383,886.00</b>
GC's, Contingency, Escalation, ETC.	75.34%	\$3,302,819.71		
<b>TOTAL JUDICIAL BUILDING A</b>			<b>\$189.23</b>	<b>\$7,686,705.71</b>
<b>Judicial Building B (two Stories at 8,877 SF Each)</b>				
General Requirements		\$28,939.00		
Sitework & Demolition		\$156,007.00		
Concrete		\$35,508.00		
Masonry		\$56,471.00		
Structural & Miscellaneous Steel		\$389,700.00		
Carpentry & Millwork		\$155,347.00		
Moisture & Thermal Protection		\$290,278.00		
Windows & Doors		\$308,032.00		
Finishes		\$591,209.00		
Specialties		\$54,149.00		
Equipment		\$0.00		
Furnishings		\$18,642.00		
Conveying Systems		\$130,500.00		
<b>SUBTOTAL</b>				<b>\$2,214,782.00</b>
GC's, Contingency, Escalation, ETC.	75.34%	\$1,668,616.76		
<b>TOTAL JUDICIAL BUILDING B</b>			<b>\$218.73</b>	<b>\$3,883,398.76</b>
<b>Jail (Basement Area at 15,652 SF and Eight Stories at 5,679 SF Each)</b>				
General Requirements		\$99,568.00		
Sitework & Demolition		\$366,911.00		
Concrete		\$122,168.00		
Masonry		\$1,088,044.00		
Structural & Miscellaneous Steel		\$131,331.00		
Carpentry & Millwork		\$186,646.00		
Moisture & Thermal Protection		\$285,522.00		
Windows & Doors		\$1,007,093.00		
Finishes		\$681,866.00		
Specialties		\$68,834.00		
Equipment		\$0.00		
Furnishings		\$2,272.00		
Conveying Systems		\$908,000.00		
<b>SUBTOTAL</b>				<b>\$4,948,255.00</b>
GC's, Contingency, Escalation, ETC.	75.34%	\$3,728,015.32		
<b>TOTAL JAIL</b>			<b>\$142.04</b>	<b>\$8,676,270.32</b>

<b>Magistrate (One Story at 8,360 SF)</b>				
General Requirements		\$13,627.00		
Sitework & Demolition		\$69,004.00		
Concrete		\$16,720.00		
Masonry		\$3,186.00		
Structural & Miscellaneous Steel		\$58,102.00		
Carpentry & Millwork		\$73,150.00		
Moisture & Thermal Protection		\$241,186.00		
Windows & Doors		\$145,046.00		
Finishes		\$278,388.00		
Specialties		\$25,498.00		
Equipment		\$0.00		
Furnishings		\$8,778.00		
Conveying Systems		\$0.00		
<b>SUBTOTAL</b>				<b>\$932,685.00</b>
GC's, Contingency, Escalation, ETC.	75.34%	\$702,684.88		
<b>TOTAL MAGISTRATE</b>			<b>\$195.62</b>	<b>\$1,635,369.88</b>
<b>Garage (Parking Area at 53,480 SF and Office / Storage / Utility Area at 31,585 SF)</b>				
General Requirements		\$36,578.00		
Sitework & Demolition		\$386,380.00		
Concrete		\$982,020.00		
Masonry		\$170,130.00		
Structural & Miscellaneous Steel		\$591,203.00		
Carpentry & Millwork		\$276,369.00		
Moisture & Thermal Protection		\$383,368.00		
Windows & Doors		\$140,554.00		
Finishes		\$988,559.00		
Specialties		\$46,786.00		
Equipment		\$25,000.00		
Furnishings		\$0.00		
Conveying Systems		\$0.00		
<b>SUBTOTAL</b>				<b>\$4,026,947.00</b>
GC's, Contingency, Escalation, ETC.	75.34%	\$3,033,901.87		
<b>TOTAL GARAGE</b>			<b>\$83.01</b>	<b>\$7,060,848.87</b>
				<b>\$40,792,324.22</b>

Project Number: 19-0004  
Project Name: Condition Assessment Report Portsmouth Civic Center Complex  
Location: Portsmouth, VA  
Estimate Date: April 25, 2019 - REVISED

Area (SF): 240,883  
Duration (WK): 129

Duration (WK): 129

## CLARKNEXSEN Construction Services

## CONSTRUCTION COST ESTIMATE BREAKDOWN

DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBTOTAL	NOTES	TOTAL COST	SUBTOTAL
<b>General Requirements</b>							<b>\$303,821.00</b>
<b>Police Headquarters</b>							
Temporary Elevator	28,000	SF	\$1.20	\$0.00			<b>\$36,000.00</b>
BIM - LEEN	28,000	SF	\$0.20	\$0.00			<b>\$5,600.00</b>
Building Envelope Consultant	28,000	SF	\$0.15	\$0.00			<b>\$4,200.00</b>
Temporary Fencing	28,000	SF	\$0.08	\$0.00			<b>\$2,240.00</b>
<b>Plaza Level</b>							<b>\$13,258.00</b>
BIM - LEEN	47,350	SF	\$0.20	\$0.00			<b>\$9,470.00</b>
Temporary Fencing	47,350	SF	\$0.08	\$0.00			<b>\$3,788.00</b>
<b>Judicial Building A</b>							<b>\$66,211.00</b>
Temporary Elevator	40,620	SF	\$1.20	\$0.00			<b>\$48,744.00</b>
BIM - LEEN	40,620	SF	\$0.20	\$0.00			<b>\$8,124.00</b>
Building Envelope Consultant	40,620	SF	\$0.15	\$0.00			<b>\$6,093.00</b>
Temporary Fencing	40,620	SF	\$0.08	\$0.00			<b>\$3,250.00</b>
<b>Judicial Building B</b>							<b>\$28,893.00</b>
Temporary Elevator	17,754	SF	\$1.20	\$0.00			<b>\$21,305.00</b>
BIM - LEEN	17,754	SF	\$0.20	\$0.00			<b>\$3,551.00</b>
Building Envelope Consultant	17,754	SF	\$0.15	\$0.00			<b>\$2,663.00</b>
Temporary Fencing	17,754	SF	\$0.08	\$0.00			<b>\$1,420.00</b>
<b>Jail</b>							<b>\$99,568.00</b>
Temporary Elevator	61,084	SF	\$1.20	\$0.00			<b>\$73,301.00</b>
BIM - LEEN	61,084	SF	\$0.20	\$0.00			<b>\$12,217.00</b>
Building Envelope Consultant	61,084	SF	\$0.15	\$0.00			<b>\$9,163.00</b>
Temporary Fencing	61,084	SF	\$0.08	\$0.00			<b>\$4,887.00</b>
<b>Magistrate</b>							<b>\$13,627.00</b>
Temporary Elevator	8,360	SF	\$1.20	\$0.00			<b>\$10,032.00</b>
BIM - LEEN	8,360	SF	\$0.20	\$0.00			<b>\$1,672.00</b>
Building Envelope Consultant	8,360	SF	\$0.15	\$0.00			<b>\$1,254.00</b>
Temporary Fencing	8,360	SF	\$0.08	\$0.00			<b>\$669.00</b>
<b>Garage</b>							<b>\$36,578.00</b>
BIM - LEEN	85,065	SF	\$0.20	\$0.00			<b>\$17,013.00</b>
Building Envelope Consultant	85,065	SF	\$0.15	\$0.00			<b>\$12,750.00</b>
Temporary Fencing	85,065	SF	\$0.08	\$0.00			<b>\$6,805.00</b>

Project Number: 19-0004  
 Project Name: Condition Assessment Report Portsmouth Civic Center Complex  
 Location: Portsmouth, VA  
 Estimate Date: April 25, 2019 - REVISED  
 Area (SF): 240,883  
 Duration (WK): 129

**CLARK NEXSEN**  
**Construction Services**

**CONSTRUCTION COST ESTIMATE BREAKDOWN**

DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBCONTRACT	NOTES	TOTAL COST	SUBTOTAL
<b>Sitework &amp; Demolition</b>							\$2,103,634.00
<b>Police Headquarters</b>							\$241,063.00
Demolish Building Interior	28,000	SF	\$8.00	\$0.00		\$224,000.00	
Selective Exterior Skin Demolition	17,063	SF	\$1.00	\$0.00		\$17,063.00	
Abatement and Remediation by Others			\$0.00	\$0.00		\$0.00	
<b>Plaza Level</b>							\$535,941.00
Demolish Plaza Area	42,972	SF	\$8.00	\$0.00		\$349,776.00	
Remove Waterproofing	42,972	SF	\$1.00	\$0.00		\$42,972.00	
Remove Precast Planter Walls	2,753	SF	\$5.00	\$0.00		\$13,765.00	
Remove Precast Walls	11,730	SF	\$5.00	\$0.00		\$58,650.00	
Remove Sidewalks	16,500	SF	\$2.00	\$0.00		\$33,000.00	
New Planter Soils and Plants	4,378	SF	\$10.00	\$0.00		\$43,780.00	
<b>Judicial Building A</b>							\$348,328.00
Demolish Building Interior	40,620	SF	\$8.00	\$0.00		\$324,960.00	
Selective Exterior Skin Demolition	23,368	SF	\$1.00	\$0.00		\$23,368.00	
Abatement and Remediation by Others			\$0.00	\$0.00		\$0.00	
<b>Judicial Building B</b>							\$156,007.00
Demolish Building Interior	17,754	SF	\$8.00	\$0.00		\$142,032.00	
Selective Exterior Skin Demolition	13,975	SF	\$1.00	\$0.00		\$13,975.00	
Abatement and Remediation by Others			\$0.00	\$0.00		\$0.00	
<b>Tower</b>							\$366,911.00
Demolish Building Interior	21,331	SF	\$8.00	\$0.00	Basement and Ground Floor	\$170,648.00	
Demolish Building Interior	39,753	SF	\$4.00	\$0.00	Tower	\$159,012.00	
Selective Exterior Skin Demolition	37,251	SF	\$1.00	\$0.00		\$37,251.00	
Abatement and Remediation by Others			\$0.00	\$0.00		\$0.00	
<b>Magistrate</b>							\$69,084.00
Demolish Building Interior	8,360	SF	\$8.00	\$0.00		\$66,880.00	
Selective Exterior Skin Demolition	2,124	SF	\$1.00	\$0.00		\$2,124.00	
Abatement and Remediation by Others			\$0.00	\$0.00		\$0.00	
<b>Garage</b>							\$386,380.00
Demolish Building Interior	31,585	SF	\$8.00	\$0.00		\$252,680.00	
Remove Existing Parking Floor	53,480	SF	\$2.50	\$0.00		\$133,700.00	
Abatement and Remediation by Others			\$0.00	\$0.00		\$0.00	
<b>TOTAL SITEWORK &amp; DEMOLITION</b>						\$2,103,634.00	\$2,103,634.00

Project Number:	19-0004
Project Name:	Condition Assessment Report Portsmouth Civic Center Complex
Location:	Portsmouth, VA
Estimate Date:	April 25, 2019 - REVISED
Area (SF):	240,883
Duration (WkY):	129

CLARK NEXSEN  
Construction Services

## CONSTRUCTION COST ESTIMATE BREAKDOWN

DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBCONTRACT	NOTES	TOTAL COST	SUBTOTAL
<b>Concrete</b>						<b>\$2,751,000.00</b>	<b>\$2,751,000.00</b>
<b>Police Headquarters</b>						<b>\$56,000.00</b>	<b>\$56,000.00</b>
Structural Repairs and Modifications	28,000	SF	\$2.00	\$0.00		\$56,000.00	
<b>Plaza Level</b>						<b>\$1,457,353.00</b>	<b>\$1,457,353.00</b>
Structural Repairs and Modifications	47,350	SF	\$2.00	\$0.00		\$94,700.00	
Plaza Slab Replacement	42,972	SF	\$7.50	\$0.00		\$322,290.00	
Sidewalk Repairs and Replacement	16,500	SF	\$6.00	\$0.00		\$99,000.00	
Precast Planter Walls	2,753	SF	\$65.00	\$0.00		\$178,913.00	
Precast Walls	11,730	SF	\$65.00	\$0.00		\$762,450.00	
<b>Judicial Building A</b>						<b>\$81,240.00</b>	<b>\$81,240.00</b>
Structural Repairs and Modifications	40,620	SF	\$2.00	\$0.00		\$81,240.00	
<b>Judicial Building B</b>						<b>\$35,508.00</b>	<b>\$35,508.00</b>
Structural Repairs and Modifications	17,754	SF	\$2.00	\$0.00		\$35,508.00	
<b>Jail</b>						<b>\$122,168.00</b>	<b>\$122,168.00</b>
Structural Repairs and Modifications	61,084	SF	\$2.00	\$0.00		\$122,168.00	
<b>Magistrate</b>						<b>\$16,720.00</b>	<b>\$16,720.00</b>
Structural Repairs and Modifications	8,360	SF	\$2.00	\$0.00		\$16,720.00	
<b>Garage</b>						<b>\$982,020.00</b>	<b>\$982,020.00</b>
Structural Repairs and Modifications	85,065	SF	\$4.00	\$0.00		\$340,260.00	
B" Slab on Grade	53,480	SF	\$12.00	\$0.00		\$641,760.00	
<b>TOTAL CONCRETE</b>						<b>\$2,751,000.00</b>	<b>\$2,751,000.00</b>

Project Number: 19-0004  
 Project Name: Condition Assessment Report Portsmouth Civic Center Complex  
 Location: Portsmouth, VA  
 Estimate Date: April 25, 2019 - REVISED  
 Area (SF): 240,083  
 Duration (WK): 129

**CLARK NEXSEN**  
**Construction Services**

**CONSTRUCTION COST ESTIMATE BREAKDOWN**

DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBCONTRACT	NOTES	TOTAL COST	SUBTOTAL
<u>Masonry</u>							\$1,515,717.00
<u>Police Headquarters</u>							
CMU Stair and Elevator Shafts	28,000	SF	\$2.00	\$0.00			\$81,595.00
Exterior Masonry Repairs and Cleaning	17,063	SF	\$1.50	\$0.00			\$56,000.00
							\$25,595.00
<u>Plaza Level</u>							\$0.00
None				\$0.00			\$0.00
<u>Judicial Building A</u>							\$116,291.00
CMU Stair and Elevator Shafts	40,620	SF	\$2.00	\$0.00			\$81,240.00
Exterior Masonry Repairs and Cleaning	23,368	SF	\$1.50	\$0.00			\$35,051.00
<u>Judicial Building B</u>							\$56,471.00
CMU Stair and Elevator Shafts	17,754	SF	\$2.00	\$0.00			\$35,508.00
Exterior Masonry Repairs and Cleaning	13,975	SF	\$1.50	\$0.00			\$20,563.00
<u>Jail</u>							\$1,088,044.00
CMU Stair and Elevator Shafts	61,084	SF	\$2.00	\$0.00			\$122,168.00
Exterior Masonry Repairs and Cleaning	37,251	SF	\$1.50	\$0.00			\$55,876.00
Remove and Replace Tower Windows	182	EA	\$5,000.00	\$0.00			\$910,000.00
<u>Magistrate</u>							\$3,186.00
Exterior Masonry Repairs and Cleaning	2,124	SF	\$1.50	\$0.00			\$3,186.00
<u>Garage</u>							\$170,130.00
CMU Stair and Elevator Shafts	85,065	SF	\$2.00	\$0.00			\$170,130.00
<b>TOTAL MASONRY</b>							<b>\$1,515,717.00</b>

Project Number: 19-0004  
 Project Name: Condition Assessment Report Portsmouth Civic Center Complex  
 Location: Portsmouth, VA  
 Estimate Date: April 25, 2019 - REVISED

Area (SF): 240,883  
 Duration (WK): 129

CLARK NEXSEN  
 Construction Services

CONSTRUCTION COST ESTIMATE BREAKDOWN

DESCRIPTION	QTY	UNIT	UNIT PRICE	IN SUBCONTRACT	NOTES	TOTAL COST	SUBTOTAL
<b>Structural &amp; Miscellaneous Steel</b>						<b>\$1,857,953.00</b>	<b>\$1,857,953.00</b>
<b>Police Headquarters</b>						<b>\$194,600.00</b>	<b>\$194,600.00</b>
Structural / Deck Modifications	28,000	SF	\$2.50	\$0.00		\$70,000.00	
Misc Metals (Stairs / Ladders / Angles)	28,000	SF	\$2.00	\$0.00		\$56,000.00	
Stair / Glass Handrails	28,000	SF	\$2.30	\$0.00		\$64,400.00	
Expansion Joints	28,000	SF	\$0.15	\$0.00		\$4,200.00	
<b>Plaza Level</b>						<b>\$210,708.00</b>	<b>\$210,708.00</b>
Misc Metals (Stairs / Ladders / Angles)	47,350	SF	\$2.00	\$0.00		\$94,700.00	
Stair / Glass Handrails	47,350	SF	\$2.30	\$0.00		\$108,905.00	
Expansion Joints	47,350	SF	\$0.15	\$0.00		\$7,103.00	
<b>Judicial Building A</b>						<b>\$282,309.00</b>	<b>\$282,309.00</b>
Structural / Deck Modifications	40,620	SF	\$2.50	\$0.00		\$101,550.00	
Misc Metals (Stairs / Ladders / Angles)	40,620	SF	\$2.00	\$0.00		\$81,240.00	
Stair / Glass Handrails	40,620	SF	\$2.30	\$0.00		\$93,426.00	
Expansion Joints	40,620	SF	\$0.15	\$0.00		\$6,093.00	
<b>Judicial Building B</b>						<b>\$389,700.00</b>	<b>\$389,700.00</b>
Structural / Deck Modifications	17,754	SF	\$2.50	\$0.00		\$44,385.00	
Misc Metals (Stairs / Ladders / Angles)	17,754	SF	\$2.00	\$0.00		\$35,508.00	
Stair / Glass Handrails	17,754	SF	\$2.30	\$0.00		\$40,834.00	
Expansion Joints	17,754	SF	\$0.15	\$0.00		\$2,663.00	
Rebuild Collapsed / Sagging Floors	8,827	SF	\$30.00	\$0.00		\$266,310.00	
<b>Jail</b>						<b>\$131,331.00</b>	<b>\$131,331.00</b>
Misc Metals (Stairs / Ladders / Angles)	61,084	SF	\$2.00	\$0.00		\$122,168.00	
Expansion Joints	61,084	SF	\$0.15	\$0.00		\$9,163.00	
<b>Maelström</b>						<b>\$58,102.00</b>	<b>\$58,102.00</b>
Structural / Deck Modifications	8,360	SF	\$2.50	\$0.00		\$20,900.00	
Misc Metals (Stairs / Ladders / Angles)	8,360	SF	\$2.00	\$0.00		\$16,720.00	
Stair / Glass Handrails	8,360	SF	\$2.30	\$0.00		\$19,228.00	
Expansion Joints	8,360	SF	\$0.15	\$0.00		\$1,254.00	
<b>Garage</b>						<b>\$191,203.00</b>	<b>\$191,203.00</b>
Structural / Deck Modifications	85,065	SF	\$2.50	\$0.00		\$212,663.00	
Misc Metals (Stairs / Ladders / Angles)	85,065	SF	\$2.00	\$0.00		\$170,130.00	
Stair / Glass Handrails	85,065	SF	\$2.30	\$0.00		\$195,650.00	
Expansion Joints	85,065	SF	\$0.15	\$0.00		\$12,760.00	
<b>TOTAL STRUCTURAL &amp; MISCELLANEOUS STEEL</b>						<b>\$1,857,953.00</b>	<b>\$1,857,953.00</b>

Project Number: 19-0004  
Project Name: Condition Assessment Report Portsmouth Civic Center Complex  
Location: Portsmouth, VA  
Estimate Date: April 25, 2019 - REVISED

CLARKNEXSEN  
Construction Services

Area (SF): 240,883  
Duration (WK): 129

## CONSTRUCTION COST ESTIMATE BREAKDOWN

DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBCONTRACT	NOTES	TOTAL COST	SUBTOTAL
<u>Carpentry &amp; Millwork</u>							\$1,491,947.00
<u>Police Headquarters</u>							\$245,000.00
Rough Carpentry	28,000	SF	\$1.45	\$0.00		\$40,600.00	
Wood Soffit	28,000	SF	\$3.00	\$0.00		\$84,000.00	
Millwork	28,000	SF	\$4.00	\$0.00		\$112,000.00	
Interior Wood Blocking	28,000	SF	\$0.30	\$0.00		\$8,400.00	
<u>Plaza Level</u>							\$0.00
None			\$0.00	\$0.00			\$0.00
<u>Judicial Building A</u>							\$355,425.00
Rough Carpentry	40,620	SF	\$1.45	\$0.00		\$58,899.00	
Wood Soffit	40,620	SF	\$3.00	\$0.00		\$121,860.00	
Millwork	40,620	SF	\$4.00	\$0.00		\$162,480.00	
Interior Wood Blocking	40,620	SF	\$0.30	\$0.00		\$12,186.00	
<u>Judicial Building B</u>							\$155,347.00
Rough Carpentry	17,754	SF	\$1.45	\$0.00		\$25,743.00	
Wood Soffit	17,754	SF	\$3.00	\$0.00		\$53,262.00	
Millwork	17,754	SF	\$4.00	\$0.00		\$71,161.00	
Interior Wood Blocking	17,754	SF	\$0.30	\$0.00		\$5,326.00	
<u>Ball</u>							\$186,646.00
Rough Carpentry	21,331	SF	\$1.45	\$0.00	Basement and Ground Floor	\$30,930.00	
Wood Soffit	21,331	SF	\$3.00	\$0.00	Basement and Ground Floor	\$63,993.00	
Millwork	21,331	SF	\$4.00	\$0.00	Basement and Ground Floor	\$85,324.00	
Interior Wood Blocking	21,331	SF	\$0.30	\$0.00	Basement and Ground Floor	\$6,399.00	
<u>Magistrate</u>							\$73,150.00
Rough Carpentry	8,360	SF	\$1.45	\$0.00		\$12,122.00	
Wood Soffit	8,360	SF	\$3.00	\$0.00		\$25,080.00	
Millwork	8,360	SF	\$4.00	\$0.00		\$33,440.00	
Interior Wood Blocking	8,360	SF	\$0.30	\$0.00		\$2,508.00	
<u>Garage</u>							\$276,369.00
Rough Carpentry	31,585	SF	\$1.45	\$0.00	Office and Storage	\$45,798.00	
Wood Soffit	31,585	SF	\$3.00	\$0.00	Office and Storage	\$94,755.00	
Millwork	31,585	SF	\$4.00	\$0.00	Office and Storage	\$126,340.00	
Interior Wood Blocking	31,585	SF	\$0.30	\$0.00	Office and Storage	\$9,476.00	

Project Number: 19-0004  
 Project Name: Condition Assessment Report Portsmouth Civic Center Complex  
 Location: Portsmouth, VA  
 Estimate Date: April 25, 2019 - REVISED

CLARK NEXSEN  
 Construction Services

Area (SF): 240,883

Duration (Wk): 129

CONSTRUCTION COST ESTIMATE BREAKDOWN

DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBCONTRACT	NOTES	TOTAL COST	SUBTOTAL
<b>Moisture &amp; Thermal Protection</b>							<b>\$2,615,475.00</b>
<b>Police Headquarters</b>							<b>\$457,800.00</b>
Spray Fireproofing Touchup	28,000	SF	\$1.50	\$0.00		\$42,000.00	
Firestopping	28,000	SF	\$1.40	\$0.00		\$39,200.00	
Caulking and Sealants - Exterior	28,000	SF	\$0.60	\$0.00		\$16,800.00	
Caulking and Sealants - Interior	28,000	SF	\$0.35	\$0.00		\$9,800.00	
Remove and Replace Roof	14,000	SF	\$25.00	\$0.00		\$350,000.00	
<b>Plaza Level</b>							<b>\$293,184.00</b>
Caulking and Sealants - Exterior	47,350	SF	\$0.60	\$0.00		\$28,410.00	
Plaza Waterproofing	42,972	SF	\$5.00	\$0.00		\$214,860.00	
Planter Waterproofing	7,331	SF	\$7.00	\$0.00		\$49,914.00	
<b>Judicial Building A</b>							<b>\$664,137.00</b>
Spray Fireproofing Touchup	40,620	SF	\$1.50	\$0.00		\$60,930.00	
Firestopping	40,620	SF	\$1.40	\$0.00		\$56,868.00	
Caulking and Sealants - Exterior	40,620	SF	\$0.60	\$0.00		\$24,372.00	
Caulking and Sealants - Interior	40,620	SF	\$0.35	\$0.00		\$14,217.00	
Remove and Replace Roof	20,310	SF	\$25.00	\$0.00		\$507,750.00	
<b>Judicial Building B</b>							<b>\$290,278.00</b>
Spray Fireproofing Touchup	17,754	SF	\$1.50	\$0.00		\$26,631.00	
Firestopping	17,754	SF	\$1.40	\$0.00		\$24,856.00	
Caulking and Sealants - Exterior	17,754	SF	\$0.60	\$0.00		\$10,652.00	
Caulking and Sealants - Interior	17,754	SF	\$0.35	\$0.00		\$6,214.00	
Remove and Replace Roof	8,877	SF	\$25.00	\$0.00		\$221,925.00	
<b>Jail</b>							<b>\$289,522.00</b>
Firestopping	61,084	SF	\$1.40	\$0.00		\$85,518.00	
Caulking and Sealants - Exterior	61,084	SF	\$0.60	\$0.00		\$36,650.00	
Caulking and Sealants - Interior	61,084	SF	\$0.35	\$0.00		\$21,379.00	
Remove and Replace Roof	5,679	SF	\$25.00	\$0.00		\$141,975.00	
<b>Magistrate</b>							<b>\$241,186.00</b>
Spray Fireproofing Touchup	8,360	SF	\$1.50	\$0.00		\$12,540.00	
Firestopping	8,360	SF	\$1.40	\$0.00		\$11,704.00	
Caulking and Sealants - Exterior	8,360	SF	\$0.60	\$0.00		\$5,016.00	
Caulking and Sealants - Interior	8,360	SF	\$0.35	\$0.00		\$2,926.00	
Remove and Replace Roof	8,360	SF	\$25.00	\$0.00		\$209,000.00	
<b>Garage</b>							<b>\$383,368.00</b>
Firestopping	85,065	SF	\$1.40	\$0.00		\$119,091.00	
Caulking and Sealants - Interior	85,065	SF	\$0.35	\$0.00		\$29,773.00	
Perimeter Wall Waterproofing Repairs	39,084	SF	\$6.00	\$0.00		\$234,504.00	
<b>TOTAL MOISTURE &amp; THERMAL PROTECTION</b>							<b>\$2,615,475.00</b>
							<b>\$2,615,475.00</b>

Project Number: 19-0004  
 Project Name: Condition Assessment Report Portsmouth Civic Center Complex  
 Location: Portsmouth, VA  
 Estimate Date: April 25, 2019 - REVISED  
 Area (SF): 240,883  
 Duration (WK): 129

**CLARK NEXSEN**  
**Construction Services**

**CONSTRUCTION COST ESTIMATE BREAKDOWN**

DESCRIPTION	QTY	UNIT	UNIT PRICE	\$/SF CONTRACT	STORY	TOTAL COST	SUBTOTAL
<b>Windows &amp; Doors</b>						<b>\$2,791,282.00</b>	<b>\$2,791,282.00</b>
<b>Police Headquarters</b>							
HM Doors and Frames	28,000	SF	\$2.40	\$0.00			\$485,800.00
Wood Doors	28,000	SF	\$0.90	\$0.00			\$25,200.00
Access Doors	28,000	SF	\$0.15	\$0.00			\$4,200.00
Coiling Doors and Shutters	28,000	SF	\$0.10	\$0.00			\$2,800.00
Aluminum Windows and Entrances	28,000	SF	\$13.80	\$0.00			\$386,400.00
<b>Plaza Level</b>							
None			\$0.00	\$0.00			\$0.00
<b>Judicial Building A</b>							
HM Doors and Frames	40,620	SF	\$2.40	\$0.00			\$704,757.00
Wood Doors	40,620	SF	\$0.90	\$0.00			\$36,558.00
Access Doors	40,620	SF	\$0.15	\$0.00			\$6,093.00
Coiling Doors and Shutters	40,620	SF	\$0.10	\$0.00			\$4,062.00
Aluminum Windows and Entrances	40,620	SF	\$13.80	\$0.00			\$560,556.00
<b>Judicial Building B</b>							
HM Doors and Frames	17,754	SF	\$2.40	\$0.00			\$308,032.00
Wood Doors	17,754	SF	\$0.90	\$0.00			\$15,979.00
Access Doors	17,754	SF	\$0.15	\$0.00			\$2,663.00
Coiling Doors and Shutters	17,754	SF	\$0.10	\$0.00			\$1,775.00
Aluminum Windows and Entrances	17,754	SF	\$13.80	\$0.00			\$245,005.00
<b>Tower</b>							
HM Doors and Frames	21,331	SF	\$2.40	\$0.00	Basement and Ground Floor		\$1,007,093.00
Wood Doors	21,331	SF	\$0.90	\$0.00	Basement and Ground Floor		\$51,194.00
Access Doors	21,331	SF	\$0.15	\$0.00	Basement and Ground Floor		\$19,198.00
Coiling Doors and Shutters	21,331	SF	\$0.10	\$0.00	Basement and Ground Floor		\$3,200.00
Aluminum Windows and Entrances	21,331	SF	\$13.80	\$0.00	Basement and Ground Floor		\$21,133.00
Remove and Replace Tower Windows	182	EA	\$1,500.00	\$0.00	Basement and Ground Floor		\$294,368.00
<b>Magistrate</b>							
HM Doors and Frames	8,360	SF	\$2.40	\$0.00			\$145,046.00
Wood Doors	8,360	SF	\$0.90	\$0.00			\$7,524.00
Access Doors	8,360	SF	\$0.15	\$0.00			\$1,254.00
Coiling Doors and Shutters	8,360	SF	\$0.10	\$0.00			\$836.00
Aluminum Windows and Entrances	8,360	SF	\$13.80	\$0.00			\$115,368.00
<b>Garage</b>							
HM Doors and Frames	31,585	SF	\$2.40	\$0.00	Office and Storage		\$140,554.00
Wood Doors	31,585	SF	\$0.90	\$0.00	Office and Storage		\$75,804.00
Access Doors	31,585	SF	\$0.15	\$0.00	Office and Storage		\$28,427.00
Coiling Doors and Shutters	31,585	SF	\$0.10	\$0.00	Office and Storage		\$4,738.00
					Office and Storage		\$91,585.00
<b>Total Windows &amp; Doors</b>						<b>\$2,791,282.00</b>	<b>\$2,791,282.00</b>

Project Number: 19-0004  
 Project Name: Condition Assessment Report Portsmouth Civic Center Complex  
 Location: Portsmouth, VA  
 Estimate Date: April 25, 2019 - REVISED

CLARK NEXSEN  
 Construction Services

Area (SF): 240,883  
 Duration (WK): 129

### CONSTRUCTION COST ESTIMATE BREAKDOWN

DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBCONTRACT	NOTES	TOTAL COST	SUBTOTAL
<b>Finishes</b>							\$4,825,058.00
<b>Police Headquarters</b>							\$832,400.00
Metal Framing / GWB	28,000	SF	\$14.15	\$0.00		\$396,200.00	
Porcelain Tile	28,000	SF	\$2.25	\$0.00		\$63,000.00	
Wood Liner Ceiling	28,000	SF	\$4.50	\$0.00		\$126,000.00	
ACT Ceiling	28,000	SF	\$3.50	\$0.00		\$98,000.00	
LVT / Carpet	28,000	SF	\$4.80	\$0.00		\$134,400.00	
Epoxy Terrazzo Flooring	28,000	SF	\$1.40	\$0.00		\$39,200.00	
Acoustical Wall Panels	28,000	SF	\$0.25	\$0.00		\$7,000.00	
Painting	28,000	SF	\$2.45	\$0.00		\$68,600.00	
<b>Plaza Level</b>							\$0.00
None			\$0.00	\$0.00		\$0.00	
<b>Judicial Building A</b>							\$1,352,646.00
Metal Framing / GWB	40,620	SF	\$14.15	\$0.00		\$574,773.00	
Porcelain Tile	40,620	SF	\$2.25	\$0.00		\$91,395.00	
Wood Liner Ceiling	40,620	SF	\$4.50	\$0.00		\$182,790.00	
ACT Ceiling	40,620	SF	\$3.50	\$0.00		\$142,170.00	
LVT / Carpet	40,620	SF	\$4.80	\$0.00		\$194,976.00	
Epoxy Terrazzo Flooring	40,620	SF	\$1.40	\$0.00		\$56,868.00	
Acoustical Wall Panels	40,620	SF	\$0.25	\$0.00		\$10,155.00	
Painting	40,620	SF	\$2.45	\$0.00		\$99,519.00	
<b>Judicial Building B</b>							\$591,209.00
Metal Framing / GWB	17,754	SF	\$14.15	\$0.00		\$251,219.00	
Porcelain Tile	17,754	SF	\$2.25	\$0.00		\$39,947.00	
Wood Liner Ceiling	17,754	SF	\$4.50	\$0.00		\$79,893.00	
ACT Ceiling	17,754	SF	\$3.50	\$0.00		\$62,139.00	
LVT / Carpet	17,754	SF	\$4.80	\$0.00		\$85,219.00	
Epoxy Terrazzo Flooring	17,754	SF	\$1.40	\$0.00		\$24,856.00	
Acoustical Wall Panels	17,754	SF	\$0.25	\$0.00		\$4,439.00	
Painting	17,754	SF	\$2.45	\$0.00		\$43,497.00	
<b>Jail</b>							\$681,866.00
Metal Framing / GWB	21,331	SF	\$14.15	\$0.00	Basement and Ground Floor	\$301,834.00	
Porcelain Tile	21,331	SF	\$2.25	\$0.00	Basement and Ground Floor	\$47,995.00	
ACT Ceiling	21,331	SF	\$3.50	\$0.00	Basement and Ground Floor	\$74,659.00	
LVT / Carpet	21,331	SF	\$4.80	\$0.00	Basement and Ground Floor	\$102,389.00	
Acoustical Wall Panels	21,331	SF	\$0.25	\$0.00	Basement and Ground Floor	\$5,333.00	
Painting	61,084	SF	\$2.45	\$0.00	Basement and Ground Floor	\$149,656.00	
<b>Magistrate</b>							\$278,388.00
Metal Framing / GWB	8,360	SF	\$14.15	\$0.00		\$118,294.00	
Porcelain Tile	8,360	SF	\$2.25	\$0.00		\$18,810.00	
Wood Liner Ceiling	8,360	SF	\$4.50	\$0.00		\$37,620.00	
ACT Ceiling	8,360	SF	\$3.50	\$0.00		\$29,260.00	
LVT / Carpet	8,360	SF	\$4.80	\$0.00		\$40,128.00	
Epoxy Terrazzo Flooring	8,360	SF	\$1.40	\$0.00		\$11,704.00	
Acoustical Wall Panels	8,360	SF	\$0.25	\$0.00		\$2,090.00	
Painting	8,360	SF	\$2.45	\$0.00		\$20,482.00	
<b>Garage</b>							\$988,559.00
Metal Framing / GWB	31,585	SF	\$14.15	\$0.00	Office and Storage	\$446,928.00	
Porcelain Tile	31,585	SF	\$2.25	\$0.00	Office and Storage	\$71,066.00	
ACT Ceiling	31,585	SF	\$3.50	\$0.00	Office and Storage	\$110,548.00	
LVT / Carpet	31,585	SF	\$4.80	\$0.00	Office and Storage	\$151,608.00	
Painting	85,065	SF	\$2.45	\$0.00	Office and Storage	\$208,409.00	
<b>TOTAL FINISHES</b>						\$4,825,058.00	\$4,825,058.00

Project Number: 19-0004  
 Project Name: Condition Assessment Report Portsmouth Civic Center Complex  
 Location: Portsmouth, VA  
 Estimate Date: April 25, 2019 - REVISED

CLARK NEXSEN  
**Construction Services**

Area (SF): 240,883  
 Duration (WK): 129

**CONSTRUCTION COST ESTIMATE BREAKDOWN**

DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBTOTAL/NET	NOTES	TOTAL ESTIMATE	SUBTOTAL
<b>Specialties</b>						<b>\$547,801.00</b>	
<b>Police Headquarters</b>						<b>\$85,400.00</b>	
Interior Signage	28,000	SF	\$0.45	\$0.00		\$12,600.00	
Folding Partition Walls	28,000	SF	\$1.70	\$0.00		\$47,600.00	
FRP at Janitor	28,000	SF	\$0.05	\$0.00		\$1,400.00	
Toilet Partitions	28,000	SF	\$0.30	\$0.00		\$8,400.00	
Toilet Accessories	28,000	SF	\$0.45	\$0.00		\$12,600.00	
Fire Extinguishers and Cabinets	28,000	SF	\$0.10	\$0.00		\$2,800.00	
<b>Plaza Level</b>						<b>\$143,243.00</b>	
Wayfinding Signage	42,972	SF	\$0.25	\$0.00		\$10,743.00	
Flag Poles	3	EA	\$15,000.00	\$0.00		\$45,000.00	
Exterior Building Signage	5	EA	\$17,500.00	\$0.00		\$87,500.00	
<b>Judicial Building A</b>						<b>\$123,891.00</b>	
Interior Signage	40,620	SF	\$0.45	\$0.00		\$18,279.00	
Folding Partition Walls	40,620	SF	\$1.70	\$0.00		\$69,054.00	
FRP at Janitor	40,620	SF	\$0.05	\$0.00		\$2,031.00	
Toilet Partitions	40,620	SF	\$0.30	\$0.00		\$12,186.00	
Toilet Accessories	40,620	SF	\$0.45	\$0.00		\$18,279.00	
Fire Extinguishers and Cabinets	40,620	SF	\$0.10	\$0.00		\$4,062.00	
<b>Judicial Building B</b>						<b>\$54,149.00</b>	
Interior Signage	17,754	SF	\$0.45	\$0.00		\$7,989.00	
Folding Partition Walls	17,754	SF	\$1.70	\$0.00		\$30,182.00	
FRP at Janitor	17,754	SF	\$0.05	\$0.00		\$888.00	
Toilet Partitions	17,754	SF	\$0.30	\$0.00		\$5,326.00	
Toilet Accessories	17,754	SF	\$0.45	\$0.00		\$7,989.00	
Fire Extinguishers and Cabinets	17,754	SF	\$0.10	\$0.00		\$1,775.00	
<b>Police Station</b>						<b>\$68,834.00</b>	
Interior Signage	61,084	SF	\$0.45	\$0.00		\$27,488.00	
FRP at Janitor	61,084	SF	\$0.05	\$0.00		\$3,054.00	
Toilet Partitions	15,652	SF	\$0.30	\$0.00	Ground Floor Only	\$4,696.00	
Toilet Accessories	61,084	SF	\$0.45	\$0.00		\$27,488.00	
Fire Extinguishers and Cabinets	61,084	SF	\$0.10	\$0.00		\$6,108.00	
<b>Mariestate</b>						<b>\$25,498.00</b>	
Interior Signage	8,360	SF	\$0.45	\$0.00		\$3,762.00	
Folding Partition Walls	8,360	SF	\$1.70	\$0.00		\$14,212.00	
FRP at Janitor	8,360	SF	\$0.05	\$0.00		\$418.00	
Toilet Partitions	8,360	SF	\$0.30	\$0.00		\$2,508.00	
Toilet Accessories	8,360	SF	\$0.45	\$0.00		\$9,762.00	
Fire Extinguishers and Cabinets	8,360	SF	\$0.10	\$0.00		\$836.00	
<b>Garage</b>						<b>\$46,786.00</b>	
Interior Signage	85,065	SF	\$0.45	\$0.00		\$38,279.00	
Fire Extinguishers and Cabinets	85,065	SF	\$0.10	\$0.00		\$8,507.00	
<b>TOTAL SPECIALTIES</b>						<b>\$547,801.00</b>	<b>\$547,801.00</b>

Project Number: 19-0004  
Project Name: Condition Assessment Report Portsmouth Civic Center Complex  
Location: Portsmouth, VA  
Estimate Date: April 25, 2019 - REVISED

CLARK NEXSEN  
Construction Services

Area (SF): 240,883  
Duration (WK): 129

CONSTRUCTION COST ESTIMATE BREAKDOWN

DESCRIPTION	CITY	LINE	UNIT PRICE	SUBCONTRACT	NOTES	TOTAL COST	SUBTOTAL
<b>Equipment</b>						\$25,000.00	\$25,000.00
<b>Police Headquarters</b>						\$0.00	\$0.00
None						\$0.00	\$0.00
<b>Plaza Level</b>						\$0.00	\$0.00
None						\$0.00	\$0.00
<b>Judicial Building A</b>						\$0.00	\$0.00
None						\$0.00	\$0.00
<b>Judicial Building B</b>						\$0.00	\$0.00
None						\$0.00	\$0.00
<b>Jail</b>						\$0.00	\$0.00
None						\$0.00	\$0.00
<b>Magistrate</b>						\$0.00	\$0.00
None						\$0.00	\$0.00
<b>Garage</b>						\$25,000.00	\$25,000.00
Parking Control Equipment		1 LS	\$25,000.00	\$0.00		\$25,000.00	\$25,000.00
<b>TOTAL EQUIPMENT</b>						\$25,000.00	\$25,000.00

Project Number: 19-0004  
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CLARK NEXSEN  
 Construction Services

Area (SF): 240,883  
 Duration (WK): 129

CONSTRUCTION COST ESTIMATE BREAKDOWN

DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBCOST/ITEM	NOTES	TOTAL COST	SUBTOTAL
<u>Exterior</u>							\$101,743.00
<u>Police Headquarters</u>							
Roller Shades	28,000	SF	\$1.00	\$0.00		\$28,000.00	\$29,400.00
Recessed Entry Mats	28,000	SF	\$0.05	\$0.00			\$1,400.00
<u>Plaza Level</u>							\$0.00
None			\$0.00	\$0.00			\$0.00
<u>Judicial Building A</u>							\$42,651.00
Roller Shades	40,620	SF	\$1.00	\$0.00		\$40,620.00	
Recessed Entry Mats	40,620	SF	\$0.05	\$0.00			\$2,031.00
<u>Judicial Building B</u>							\$18,642.00
Roller Shades	17,754	SF	\$1.00	\$0.00		\$17,754.00	
Recessed Entry Mats	17,754	SF	\$0.05	\$0.00			\$888.00
<u>Mail</u>							\$2,272.00
Recessed Entry Mats	45,432	SF	\$0.05	\$0.00			
<u>Magistrate</u>							\$8,778.00
Roller Shades	8,360	SF	\$1.00	\$0.00		\$8,360.00	
Recessed Entry Mats	8,360	SF	\$0.05	\$0.00			\$418.00
<u>Garage</u>							\$0.00
None			\$0.00	\$0.00			
<u>Total Construction</u>						\$101,743.00	\$101,743.00

Project Number: 19-0004  
Project Name: Condition Assessment Report Portsmouth Civic Center Complex  
Location: Portsmouth, VA  
Estimate Date: April 25, 2019 - REVISED

CLARKNEXSEN  
Construction Services

Area (SF): 240,883  
Duration (WK): 129

## CONSTRUCTION COST ESTIMATE BREAKDOWN

Description	Qty	Unit	Unit Price	Sub-Total	Notes	Total Cost	Subtotal
<b>Conveying Systems</b>						<b>\$1,210,500.00</b>	
<b>Police Headquarters</b>						<b>\$246,000.00</b>	
Remove Existing Elevator	2	EA	\$10,500.00	\$0.00		\$21,000.00	
Elevators	6	STOP	\$35,000.00	\$0.00		\$210,000.00	
Temporary Use of Elevators	6	MO	\$2,500.00	\$0.00		\$15,000.00	
<b>Plaza Level</b>						<b>\$0.00</b>	
None				\$0.00	\$0.00		\$0.00
<b>Judicial Building A</b>						<b>\$246,000.00</b>	
Remove Existing Elevator	2	EA	\$10,500.00	\$0.00		\$21,000.00	
Elevators	6	STOP	\$35,000.00	\$0.00		\$210,000.00	
Temporary Use of Elevators	6	MO	\$2,500.00	\$0.00		\$15,000.00	
<b>Judicial Building B</b>						<b>\$130,500.00</b>	
Remove Existing Elevator	1	EA	\$10,500.00	\$0.00		\$10,500.00	
Elevators	3	STOP	\$35,000.00	\$0.00		\$105,000.00	
Temporary Use of Elevators	6	MO	\$2,500.00	\$0.00		\$15,000.00	
<b>Jail</b>						<b>\$908,000.00</b>	
Remove Existing Elevator	2	EA	\$31,500.00	\$0.00		\$63,000.00	
Elevators - Traction	18	STOP	\$45,000.00	\$0.00		\$810,000.00	
Temporary Use of Elevators	14	MO	\$2,500.00	\$0.00		\$35,000.00	
<b>Magnate</b>						<b>\$0.00</b>	
None				\$0.00	\$0.00		\$0.00
<b>Garage</b>						<b>\$0.00</b>	
None				\$0.00	\$0.00		\$0.00
<b>TOTAL CONVEYING SYSTEMS</b>						<b>\$1,210,500.00</b>	

